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Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: AMY TEMES, SENIOR PLANNER
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A handwritten signature in black ink, appearing to be "A. Temes".

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Handwritten initials "C.L." in blue ink.

MEETING DATE: JULY 10, 2014

SUBJECT: DR14-06, Val Vista Square Design Guidelines

STRATEGIC INITIATIVE: Economic Development

Creation of Design Guidelines per Ordinance No. 2380

REQUEST

DR14-06, Val Vista Square: Design Guidelines for approximately 36 acres located at the southeast corner of Val Vista Drive and Pecos Road zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to approve the Findings of Fact and approve DR14-06, Val Vista Square: Design Guidelines located at the southeast corner of Val Vista Drive and Pecos Road zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Gilbert Growth Properties
Name: Morgan Neville
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Tempe, AZ 85284
Phone: (480) 586-4300
Email: mneville@parkcorp.com

BACKGROUND/DISCUSSION

History

September 28, 1999	The Town Council approved a General Plan amendment and Specific Area Plan (GP98-5) for the Spectrum at Val Vista. Town Council approved the zoning (Z99-6) for Spectrum at Val Vista by adopting Ordinance No. 1209. Council further approved a corresponding Development Agreement and Pre-Annexation Agreement for the Project.
June 20, 2000	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
October 1, 2002	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
February 16, 2005	The Planning Commission recommended approval of Z04-41, the amendment to the Spectrum at Val Vista PAD for Main Street Commons.
March 15, 2005	Town Council approved an amendment (Z04-41) to the Spectrum at Val Vista PAD for the Main Street Commons development (Ordinance No. 1641).
March 24, 2005	Design Review Board approved the site plan, landscape, grading and drainage, elevations, lighting and conceptual sign package for DR04-127, Main Street Commons of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (Main Street Commons Parcel 9 is within Spectrum Parcel 29).
May 7, 2008	The Board of Adjustment overturned a zoning interpretation for Parcels 3 and 6 and determined the proposed plans were in conformance with Ordinance No. 1641.
September 3, 2008	The Board of Adjustment upheld a zoning interpretation for Main Street Commons Parcels 3 and 6 requiring the applicant to obtain a conditional use permit for stand-alone multi-family.
July 7, 2010	Planning Commission recommend approval (6-0 vote) of Z10-06, Winco to Town Council.
July 27, 2010	Town Council approved Z10-06, Winco amending the Development Plan for Parcel 9.
August 1, 2012	Planning Commission to hear Z12-09, Val Vista Square PAD.
August 16, 2012	Town Council Approved Ordinance No. 2380 in Case Z12-09 removing 51 acres from the Main Street Common PAD and creating the Val Vista Square PAD with a new Development Plan.

Overview

Per Ordinance No. 2380 Stipulation k:

“Design Guidelines for the project shall be reviewed and approved by the Design Review Board prior to, or concurrent with, approval of the first site plan for any portion or phase of development with the project, except that the Project Design Guidelines and the requirements to prepare the Project Design Guidelines are not applicable to the Veteran’s Administration Clinic.”

The owner of 36 contiguous acres of the Val Vista Square PAD has come forward with the attached Design Guidelines. The owner of the remaining land, not including the VA Clinic, has chosen not to participate in this submittal. That owner will be responsible for independently providing Design Guidelines per the above stated ordinance stipulation.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Shopping Center, General Office and Residential > 14-25 DU/Acre	Pecos Road then Shopping Center, General Office, Multi Family/Medium, all with a PAD Overlay
South	Regional Commercial	Market Street then Regional Commercial with a PAD Overlay
East	Regional Commercial	Market Street then Regional Commercial with a PAD Overlay
West	General Commercial	Val Vista Drive then General Commercial with a PAD Overlay
On Site	Regional Commercial	Regional Commercial with a PAD Overlay

DISCUSSION

Planning Concepts

Val Vista Square is envisioned as a high quality mixed-use with retail, restaurant, services and hospitality. Efforts will be made to position buildings close to street frontage creating a visual relationship between the project and the street. Buildings will be organized and clustered with thoughtful connectivity defining an internal pedestrian system. Parking within Regional Commercial zoning is shared and provided at a 1:200 parking ratio.

The long-term success of Val Vista Square relies on the flexibility of the site plan to accommodate future growth with various build-out scenarios. It is the goal of the developer to promote intensity on this site whether in the short term or the long term.

Site Design

The Development Plan laid out the basic organization of entry hierarchy, monument features, streetscape and access locations. Val Vista Square will utilize the existing framework as the organizing elements that will initiate the internal site design and building layout. The design concepts are articulated through entries, streetscape, private drives, vehicular circulation, pedestrian connectivity and focal areas.

Building Architecture

The architecture within Val Vista Square should be visually interesting with an emphasis on contemporary style that addresses the desert environment. The overall design should be four sided for all buildings with colors, textures and materials that are complimentary to the surrounding built environment. The building massing should have movement, visual hierarchy and varying materials. The mechanical equipment should all be well integrated into the architecture. Other functional elements such as internalized roof drains, screened loading docks and back of house shall be carefully integrated into the environment as to minimize the visual impacts.

Parking

Parking standards for Val Vista Square conform to the Town of Gilbert Land Development Code except as modified by Ordinance No. 2380, allowing a parking landscape island every 10 space instead of every 8. Parking shall be situated away from the arterial streets and screened. Alternative paving surfaces may be considered in parking areas.

Landscape

The landscape proposed is consistent with the existing landscape within the original project. The continuation of the landscape theme helps to unify Main Street Commons with Val Vista Square, since the two are still tied through the Spectrum Irrigation District, an overall drainage plan and the master sign program.

Signage

Val Vista Square is entitled with the Master Sign Program for Main Street Commons/Val Vista Square (DR05-24). New projects are required to meet the approved sign requirements and are reviewed through a Minor Administrative Design Review process prior to permitting. It is the intent that the signage for the entire project be cohesive and integrated. There are several options approved from monument signs throughout the project that allow for various tenant and user identification, logos, proportioning and sign types.

Lighting

The lighting for the project was first established with Main Street Commons. The gullwing style of parking lot light has been consistently used within the project. Other approved lighting has been clean line contemporary in style in either clear aluminum or bronze and has been selected based on individual building design. The lighting connectivity for pathways and parking lots has been coordinated between projects to provide a safe nighttime environment.

PUBLIC NOTIFICATION AND INPUT

The Design Review Board agenda describing the proposed project is posted on the Town website and four locations throughout the Town. No additional public notice is required for the design guidelines.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approval of the Findings of Fact and approve DR14-06, Val Vista Square Design Guidelines located at the southeast corner of Val Vista Drive and Pecos Road zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Future development projects within Val Vista Square will be evaluated for consistency with the Val Vista Square Design Guidelines and accompanying exhibits approved by the Design review Board at the July 10, 2014 public hearing.
2. Construction of the project shall conform to the exhibits approved by the Design Review Board at the July 10, 2014 public hearing.
3. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Respectfully submitted,



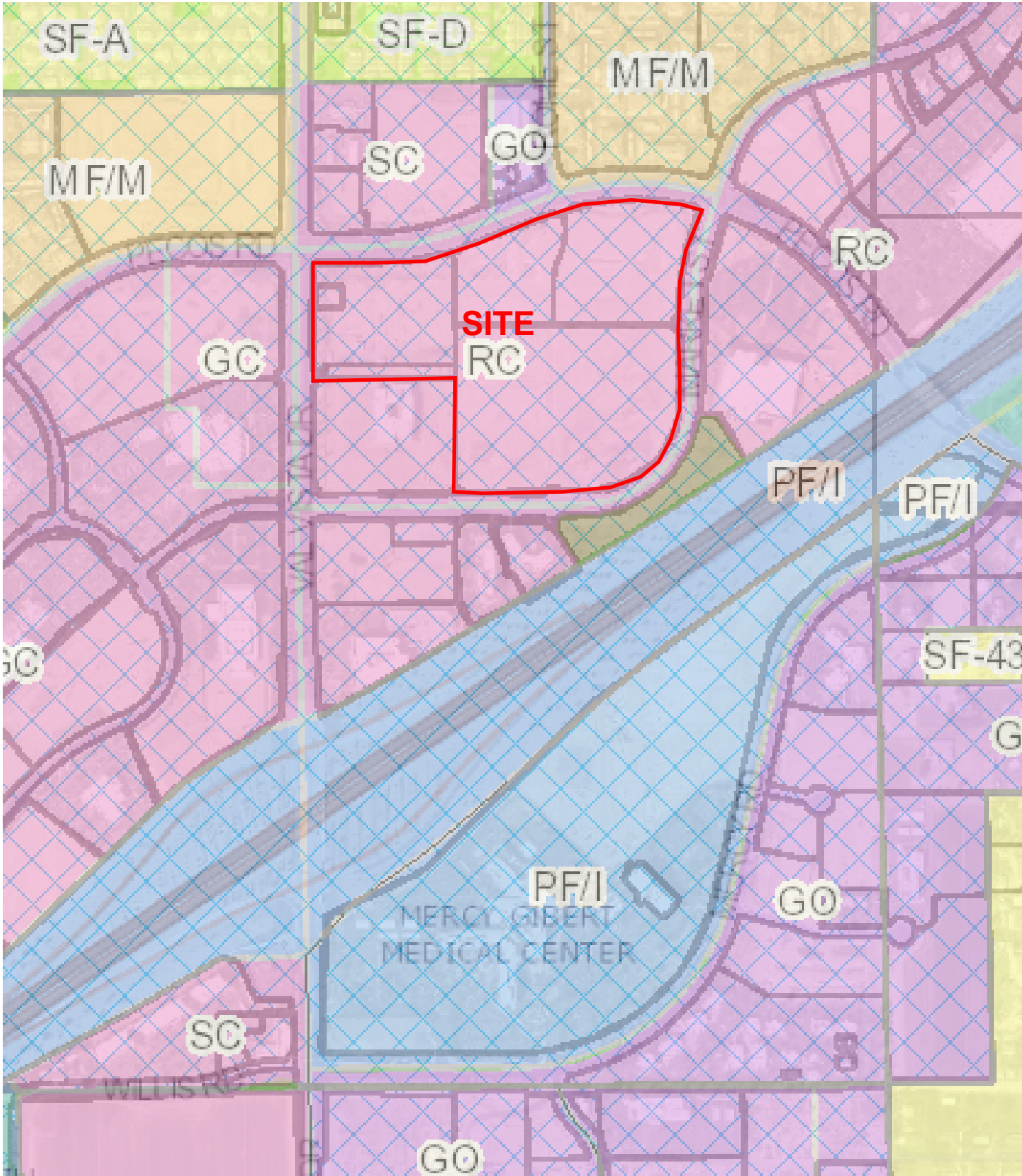
Amy Temes
Senior Planner

Attachments and Enclosures:

1. Finding of Fact
2. Vicinity Map
3. Aerial Photo
4. Design Guidelines

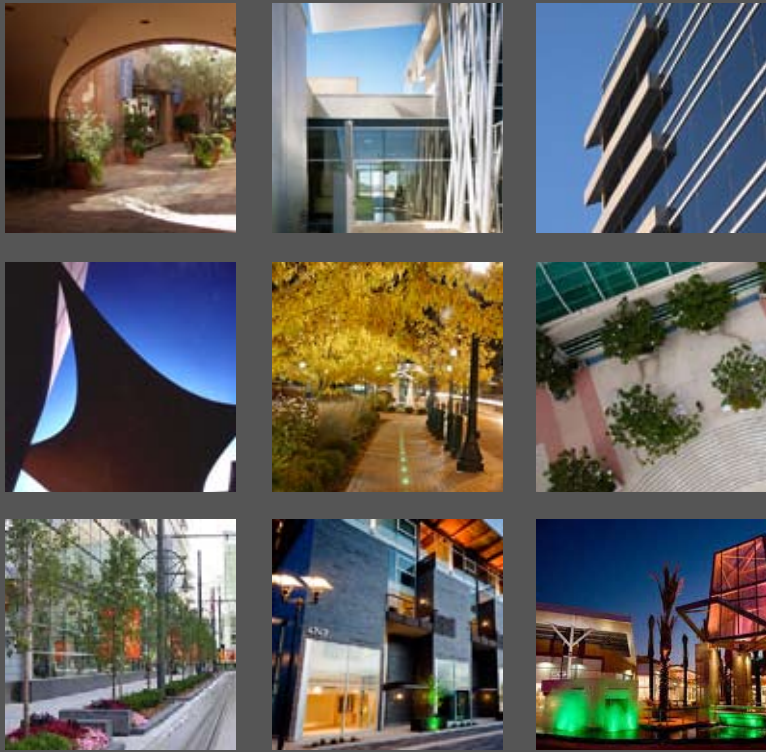
**FINDINGS OF FACT
DR14-06, Val Vista Square Design Guidelines**

1. The project as conditioned is consistent with Ordinance No. 2380 Stipulation k;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.



**DR14-06: Val Vista Square
Design Guidelines
Attachment 3 - Aerial**





VAL VISTA S Q U A R E

— PLANNED AREA DEVELOPMENT —
DESIGN GUIDELINES

JUNE 2014

OWNER

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TABLE OF CONTENTS

1. OVERVIEW	4	PLANTING DESIGN	54
PURPOSE AND APPLICABILITY	4	PLANT PALETTE	54
GOALS	5	DECOMPOSED GRANITE	58
DESIGN GUIDELINES APPROVAL & AMENDMENTS	8	TURF	58
PROJECT OVERVIEW	8	IRRIGATION	58
SITE OVERVIEW	11	LAND RESERVES	58
2. PLANNING CONCEPTS	14	7. SIGNAGE	59
CONTEXTUAL CHARACTER OF THE		BUILDING SIGNAGE	59
SURROUNDING AREA	14	MASTER SIGNAGE PROGRAM	60
DISTINCTIVE QUALITIES OF THE PAD	14		
PHASING OPPORTUNITIES AND A FLEXIBLE		8. LIGHTING CONCEPTS	61
VISION FOR THE FUTURE	16		
3. SITE DESIGN	18		
OVERALL CONCEPTS	18		
ENTRYS	20		
ENTRY FEATURES	22		
STREETScape & STREET SCENES	24		
PRIVATE DRIVES / INTERNAL CIRCULATION & ACCESS	28		
PEDESTRIAN CONNECTIVITY AND FOCAL AREAS	30		
GATHERING SPACES/PEOPLE PLACES	32		
PEDESTRIAN CIRCULATION SYSTEMS & OPENSOURCE	36		
LANDSCAPE DESIGN CONCEPT	37		
SITE SCREEN WALLS	38		
DRAINAGE / RETENTION	38		
4. BUILDING ARCHITECTURE	40		
CONCEPTS	40		
DESIGN CONSIDERATIONS	42		
MATERIALS	46		
COLORS	48		
ADDITIONAL COLOR PALETTE	48		
EXISTING COLOR PALETTE	49		
BACK OF BUILDINGS	49		
REFUSE ENCLOSURES / GUTTERS & DOWNSPOUTS	50		
ROOF MOUNTED EQUIPMENT	50		
5. PARKING	51		
CONCEPT	51		
LOCATIONS AND ARRANGEMENT	51		
PARKING IN GENERAL	52		
SURFACE PARKING / COVERED PARKING /	53		
STRUCTURED PARKING	53		
6. LANDSCAPE	54		

1. OVERVIEW

PURPOSE AND APPLICABILITY

The Val Vista Square Planned Area Development Design Guidelines (“Design Guidelines”) establish the overall design framework for the Val Vista Square project. These Design Guidelines supplement and expand on the Town of Gilbert’s Ordinance No. 2380 (“Ordinance”), the Development Plan of Val Vista Square (“Development Plan”), and the Town of Gilbert Land Development Code (“LDC”). The Design Guidelines apply to all development and uses of land within Val Vista Square. In accordance with the Ordinance, Val Vista Square will be developed in conformance with Gilbert’s zoning requirements for the zoning district and all development shall comply with the Town of Gilbert LDC, except as modified by the ordinance, and incorporated herein:

Ordinance No. 2380

	Modified Standards
Building Setback to Market Street	20'
Landscape Setback to Market Street	20'
Parking spaces between parking islands	10 spaces

Note 1: All buildings with frontage on Val Vista Drive and Pecos Road shall be subject to a 25' setback, as required by the LDC.

Note 2: All setbacks except the street front setbacks are considered internal to the overall PAD/Master Site Plan and therefore are O' per Town standards.

In addition, development of Val Vista Square will be in compliance with the Project Overview, as set forth in Exhibit 5 of the Ordinance, and restated in the Project Overview section below.

Val Vista Square is zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The PAD overlay is used to establish the basic development plan. The development plan will evolve and respond to the market over time, but also provides strong overall guidance to the development of the project.



All images and site plans within these Design Guidelines are conceptual in nature and intended to be representative of the desired character and quality of development. The images do not convey final designs, specific concepts, colors and or materials. Plans for individual development projects will be processed in the future based on the Town's requirements for preliminary and final submittals.

In some instances, the Design Guidelines include more detail in order to show the intended design vernacular or standard. These specific details are included as guidance for intent, character and desired outcome. In no case, shall a specific manufacturer or exact model that may be listed by example, or shown in an image; be required for design review or approval.

GOALS

The Val Vista Square Design Guidelines have been crafted to promote high quality design that will enhance the character of the immediate area and establish a positive precedent for development in and around the Spectrum commercial area and the broader Central 202 Growth Corridor. Val Vista Square will fulfill its role as a high quality mixed-use center by incorporating a variety of architectural styles with emphasis on a mixed-use environment that will act as a strategic and highly functional employment and commercial portal for Gilbert.



Adherence to these Design Guidelines throughout the development process will result in a cohesive, high quality project that supports the Town's and Owner's goals. All development within Val Vista Square shall adhere to these Design Guidelines.

The overall goals of the Design Guidelines include:

- **Establish a high-quality design framework for all future development.**
- **Create generalized design themes and character.**
- **Identify baseline conditions for site planning, building form, circulation and pedestrian systems, landscape themes and parking design.**
- **Provide imagery intended to inspire and inform regarding the character of future building form and quality.**
- **Encourage flexibility of expression for individual projects without compromising the overall quality of the project.**



DESIGN GUIDELINE APPROVAL AND AMENDMENTS

Pursuant to the Ordinance, the Design Guidelines for the project shall be reviewed and approved by the Town Gilbert Design Review Board.

Minor amendments to the Design Guidelines may be approved administratively. Minor amendments are those that do not substantively alter the intent or goals of the Design Guidelines. Major amendments require approval by the Design Review Board. The Planning Manager has the discretion to determine whether a proposed amendment is minor or major.

It is possible in the future that certain development use components (e.g. retail center or employment center), may form their own “sub-association,” and develop and propose their own set of design guidelines with additional or unique design intent, standards or criteria, specific to those smaller areas of development that further establish unique character or theme for those use-specific development areas. Review and approval of any subsequent sub-association or incremental set of design criteria will be in accordance with Town of Gilbert policy and procedures at that time.

PROJECT OVERVIEW

The Val Vista Square PAD rezoning established the regulatory framework and overall development plan vision for a balanced mixed-use project that compliments the surrounding Spectrum commercial, medical and multi-family residential development, and provides opportunities for additional medical facilities, high quality office space and other employment, retail, restaurant and potentially entertainment and hospitality uses.

The primary goals for the Val Vista Square PAD are:

- **Facilitate development of a mixed use project - that may include employment, office, medical, retail, lodging/hospitality, and other land use components that utilize the Town’s RC Zoning District with a PAD Overlay.**
- **Create a highly flexible development plan with established development standards and high quality design guidelines that promote the Town’s goals for this growth area.**
- **Establish development components such as features, entries, circulation and streetscape, which will be defined in more detail in these Design Guidelines.**



PROJECT VISION

“Create a market relevant, flexible, mixed-use project that draws inspiration from three development influences: the Environmental Context, Community Values and Economic Viability.”



ENVIRONMENTAL CONTEXT

Community design should strive to marry pragmatic purpose and environmental context to achieve a development concept that adds long-term value to the community. Important considerations include the existing land use framework, existing development, transportation infrastructure, and other contextual development influences that affect proposed development. Specific examples that influence Val Vista Square include: the Mercy Gilbert Medical Center, the new VA Clinic, and other surrounding medical development; the San Tan Village Regional Mall and adjacent significant retail development; proximity and access to the Loop 202; the San Tan Motorplex; and adjacent existing and new medium density, multifamily residential development.



Val Vista Square will thoughtfully respond to this local environmental context by creating a high quality development framework that 1) supports and expands existing medical and bio-tech industry sector employers, 2) provides opportunities for new employers in this and other employment and office segments, and 3) provides opportunities for retail, restaurants, hospitality and other services that complement and serve the surrounding trade area. The result will be a project that contributes positively to the Environmental Context.

COMMUNITY VALUES

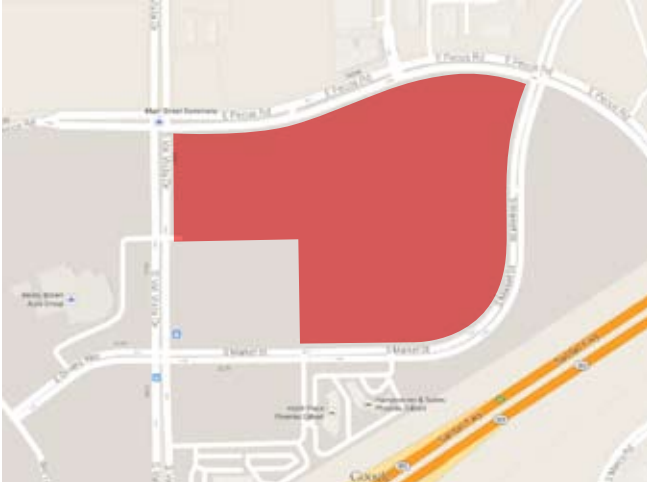
Community values represent the shared ideas and beliefs that establish the foundation of a community. The community values that influence development of Val Vista Square are articulated within the Town of Gilbert's General Plan 2011, and in the Town's stated strategic objectives of targeting certain business employment clusters, including the life science and healthcare industry. These goals include: becoming a "Preferred Environment" for healthcare-related companies, financial services, and technology-related companies; providing a vibrant and dynamic business climate, delivering a mix of synergistic land uses that is appropriately located to promote employment opportunities while enhancing Gilbert's quality of life, and to maintain and grow a safe, healthy, clean, attractive, family-oriented community. Val Vista Square acknowledges and responds to these community values by offering opportunities for new employment that support the Town's goals, particularly targeting its strategic objective of life science and healthcare related employers. Additionally, a sense of community is enhanced when complimenting retail, restaurant, and hospitality uses are thoughtfully integrated; providing the future employers and employees with necessary and convenient shopping, dining and lodging opportunities.

ECONOMIC VIABILITY

Economic viability is the cornerstone of a successful development vision. Val Vista Square will be promoted, designed, and developed in response to the economic realities of the market, but will also maintain meaningful flexibility with an eye towards creating a development with medium and long term economic viability that can mature and evolve. Val Vista Square fulfills this goal by following a sustainable economic model that responds to the needs of the market, which could include a complimentary mix of integrated land uses such as a high quality medical or office environment, specialty retail, restaurant and other services and uses that are independently viable, but that also support the overall development and surrounding area and residents. Val Vista Square will combine Environmental Context, Community Values, and Economic Viability to create a viable, high quality, development project that maintains flexibility and market responsiveness to a rapidly changing environment, but is also an integral component of a larger long-term vision for the surrounding area that will evolve over decades to come.



Depiction of the portion of Val Vista Square subject to these Design Guidelines



site context map



site access map

SITE OVERVIEW

The overall Val Vista Square site is comprised of five parcels totaling approximately fifty (50) contiguous acres located at the southeast corner of East Pecos Road and South Val Vista Drive, and the southeast corner of Market Street and South Val Vista Drive. The parcels vary in size from less than one acre to approximately 30. **The portion of Val Vista Square subject to these Design Guidelines comprises approximately 36 contiguous acres of 2 parcels. The remaining acreage, subject to Ordinance #2380 condition k, will be required to produce design guidelines prior to or concurrent with approval of the first site plan on any portion of said property.**

ZONING / LAND USE ENTITLEMENT

The Town of Gilbert General Plan designation for the property is Regional Commercial. The property is zoned RC-PAD under the Ordinance, and is included in a Vertical Development Overlay Zoning District. (See “Building Heights” in Section 4 - Building Architecture)

The General Plan has also designated this area as the Central 202 Core Growth Area. Development within this district is envisioned as mixed-use in nature and supportive of a synergistic relationship of land uses which include commercial (including retail, restaurant, & entertainment), tourism (including hotels and meeting facilities), office buildings and medical facilities and offices, among others. The Town of Gilbert’s General Plan speaks to the need for development flexibility in Growth Areas and Employment Corridors, and the desire to attract mixed-use developments. Val Vista Square is intended to fully comply with the direction set forth within the Central 202 Core Growth Area and the General Plan 2011.

ACCESS

Direct access to the Val Vista Square property is achieved from either East Pecos Road, South Val Vista Drive, or Market Street. The interchange, Exit 42, of the Loop 202 Freeway and South Val Vista Drive is approximately 650 feet south of the southernmost portion of Val Vista Square, providing immediate and convenient freeway access to the site. (See section 3 - Site Design for more information)

CURRENT ON-SITE DEVELOPMENT

The only portion of Val Vista Square currently under development is the Veteran's Administration Southeast Community Based Outpatient Clinic ("VA Clinic"). The VA Clinic is a 60,000 net usable square foot facility situated on 8.9 acres at the southwest corner of the property. **Per the Ordinance, these Design Guidelines are not applicable to the VA Clinic.** The VA Clinic received Design Review Board approval on September 13th, 2012, and a subsequent approved amendment on November 1st, 2012.



NEIGHBORING DEVELOPMENT

Neighboring properties in the immediate vicinity of Val Vista Square are partially developed and include a mix of non-residential commercial projects and medium density multi-family residential uses. Higher quality, multi-family residential development exists to the north of the Property, comprised of Azul at Spectrum and Borrego at Spectrum, both Mark Taylor managed properties. Also to the north of the Property is the existing Rome Towers, a multi-story Class A office building. An additional 300 unit, high-end, multi-family residential project by Mark Taylor is currently under development on the northwest corner of Pecos and Val Vista, scheduled to be completed in 2014. To the west of the Property is the partially developed SanTan Motorplex, an automotive retail sales and service complex with 2 new dealerships under construction, which will eventually comprise over a dozen automotive dealerships and service facilities. To the south of the Property, there are two existing hotels; Hampton Inn & Suites and Hyatt Place. Also south of the property is the Mountainside Fitness facility, which includes several small retail shops and medical offices. To the east of the Property is the large-scale grocer, Winco Foods. The remaining surrounding property is vacant and undeveloped land, but includes some shopping center retail, and some additional General and Regional Commercial development.





2. PLANNING CONCEPTS

CONTEXTUAL CHARACTER OF THE SURROUNDING AREA

The surrounding area is characterized by relatively flat valley terrain, historically utilized for agriculture, ranching and grazing. One of the most distinctive qualities in the project area is the views to distant mountain ranges including the San Tan Mountains to the south, Utery Pass Mountains to the north and the Superstition Mountains to the east. Proposed design solutions should consider these views and provide opportunity for view sheds when practical.

DISTINCTIVE QUALITIES OF THE PAD

Val Vista Square is envisioned as a high quality mixed-use development. Characteristics of this environment include the organization of buildings easily accessed from the perimeter arterial streets and connected by internal drives, parking areas, and cross parcel access providing thoughtful vehicular and pedestrian connectivity. Quality design form will be achieved by strategically locating parking areas throughout the site and by designing parking areas to blend with the building forms, and be well connected. A well defined pedestrian system will provide linkages to building areas. Val Vista Square is planned to include a range of potential uses such as office, retail, restaurants, service, and hospitality uses.

The design character of the buildings is envisioned as a contemporary desert style that is based on natural materials, features and elements. Building design should rely less on traditional suburban Arizona styles and focus more on high quality, desert contextual design solutions. The design concepts discussed in the Design Guidelines are conceptual in nature. The actual uses, building locations (shape and sizes), private drives, parking and number of stories for each building will vary based on future market conditions.

Efforts will be made to position a portion of the building frontage closer to the arterial street frontages; thereby providing a visual relationship edge of the project along the arterial roadway corridors. (subject to the constraints imposed by the existing on-site retention basins immediately adjacent to East Pecos Road and South Val Vista Drive,

as discussed below). This edge is complimented with the inclusion of well-identified and attractive entry drives that will serve as access corridors providing a well marked and welcoming internal access to the proposed buildings, and acting as organizational elements for the entire site.



San Tan Mountains

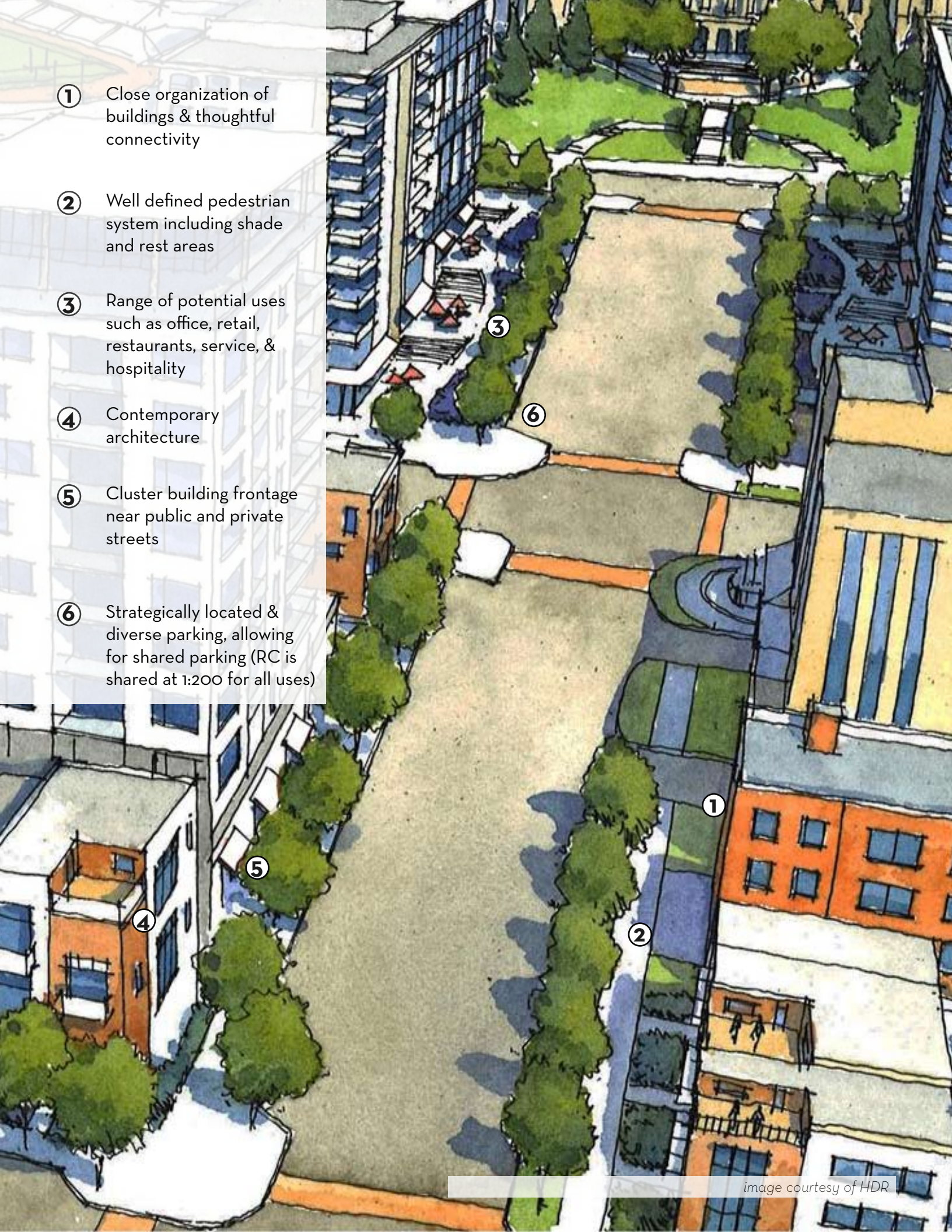


Utery Pass Mountains



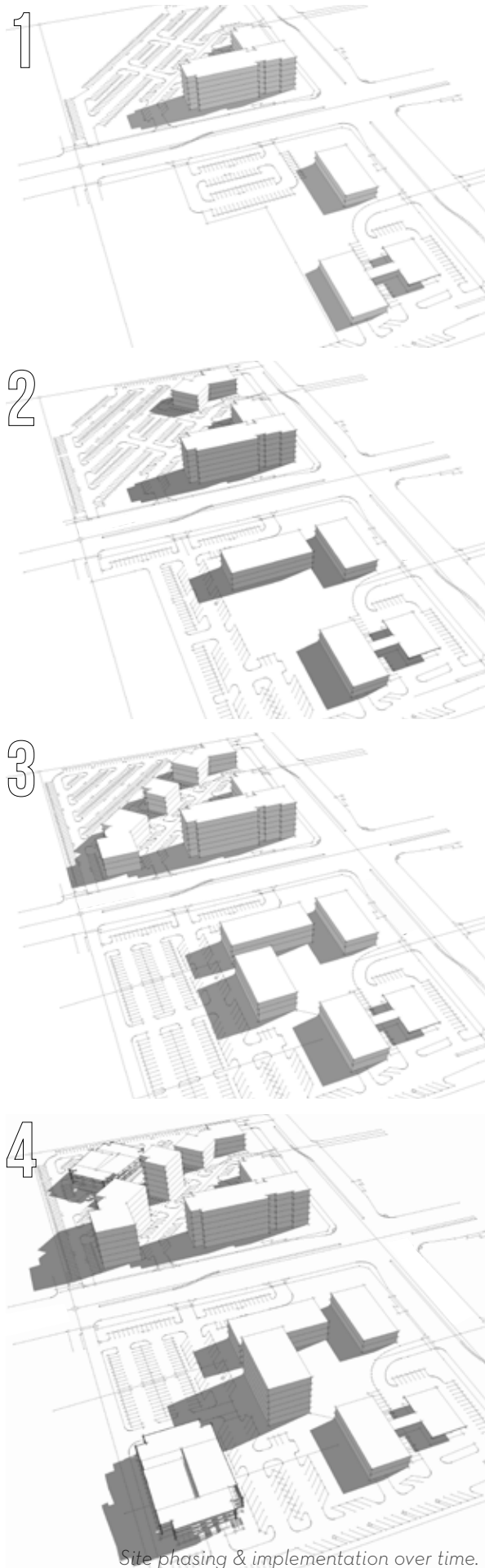
Superstition Mountains

- ① Close organization of buildings & thoughtful connectivity
- ② Well defined pedestrian system including shade and rest areas
- ③ Range of potential uses such as office, retail, restaurants, service, & hospitality
- ④ Contemporary architecture
- ⑤ Cluster building frontage near public and private streets
- ⑥ Strategically located & diverse parking, allowing for shared parking (RC is shared at 1:200 for all uses)



PHASING OPPORTUNITIES **AND A FLEXIBLE VISION FOR THE FUTURE**

The long-term success of Val Vista Square relies on the flexibility to pursue a range of build-out scenarios that will occur over time through a phased development schedule. While a full-build out scheme may provide the most preferred density and intensity for the project, the likelihood of such a result in the near or mid-term is small. The Val Vista Square Design Guidelines promote a philosophy that portions of the project can be developed in the short term based on sound development principles with the flexibility to expand and evolve over time as the area matures.



Site phasing & implementation over time.

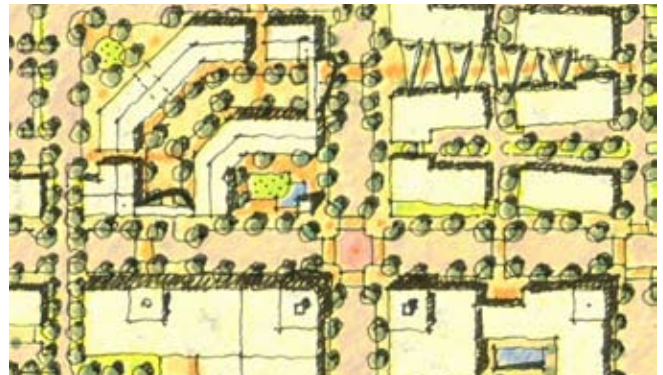
THE VAL VISTA SQUARE
DESIGN GUIDELINES
PROMOTE A PHILOSOPHY
THAT THE PROJECT CAN BE
DEVELOPED IN THE SHORT
TERM BASED ON SOUND
DEVELOPMENT PRINCIPLES
WITH THE FLEXIBILITY TO
EXPAND AND EVOLVE OVER
TIME AS THE AREA MATURES.

3. SITE DESIGN

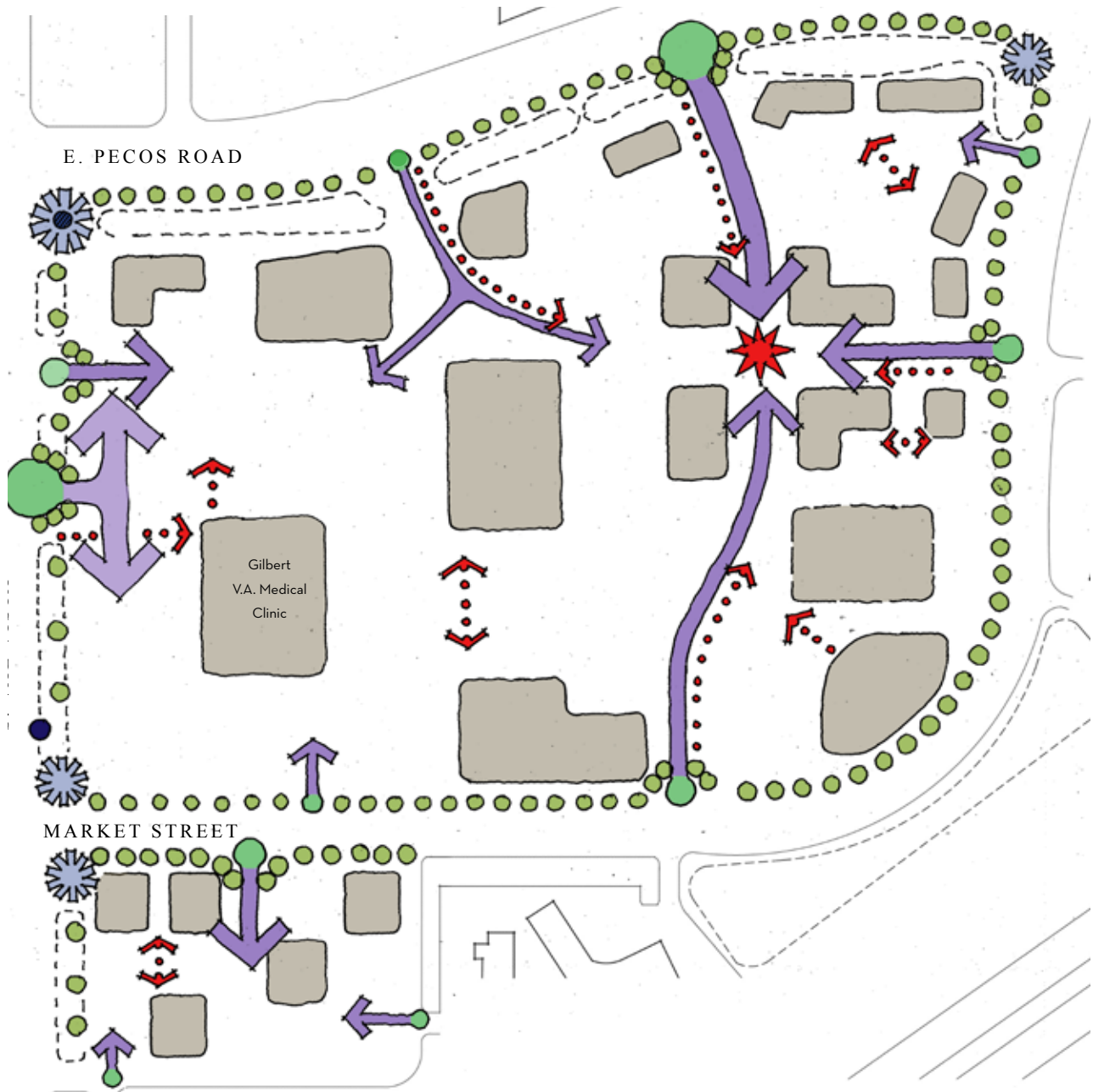
OVERALL CONCEPTS

Val Vista Square will utilize the existing framework of arterial access entries into the property as the organizing elements that will initiate the internal site design and building layout. With emphasis placed on the entry and egress points, an internal connectivity will be established and serve as the organizing corridors for the various internal parcels. Thoughtful use of project monumentation, entrys, signage, landscaping and lighting will provide the backbone project identity and convey the intended level of quality for the project. Internal drives, circulation and parking fields will define the site organization, layout, and connectivity of the various mix of uses. Integration of pedestrian circulation and small, useful, gathering space will round out the overall design concept.

Val Vista Square's overall site design concepts are further articulated through the various specific developments components discussed and detailed further in this section.



conceptual perspective illustration



conceptual site plan diagram

ENTRYS

The site and its surrounding context, including the existing perimeter arterial streets, provides the framework for which access and egress into the subject parcel shall be considered. All circulation into and out of the site shall be based on a functional and safe system that compliments existing roadway infrastructure along the perimeter. Existing intersections, traffic signals, decel and turning lanes and drive way curb cuts establish the proposed locations for access into and out of the site. Each condition is intended to foster development in logical manner and to provide safe, attractive and functional access/ egress through the property boundaries. The circulation system as shown was approved as part of the zoning of Val Vista Square.

Primary entry points have been located along East Pecos Road at the intersection of South Rome Street (Entry #1), and along South Val Vista Drive at the intersection at the entrance of the Henry Brown Auto Group (Entry #3). Entry #1 has existing traffic signals in place, crosswalks and street identification signage. Three travel lanes allow for right turn access into the property as well as left turn lanes for vehicles traveling from the east. Entry #3 is not signalized but has deceleration lanes for right turns into the property from the south. Left turn lanes into the property for traffic from the north also exist.

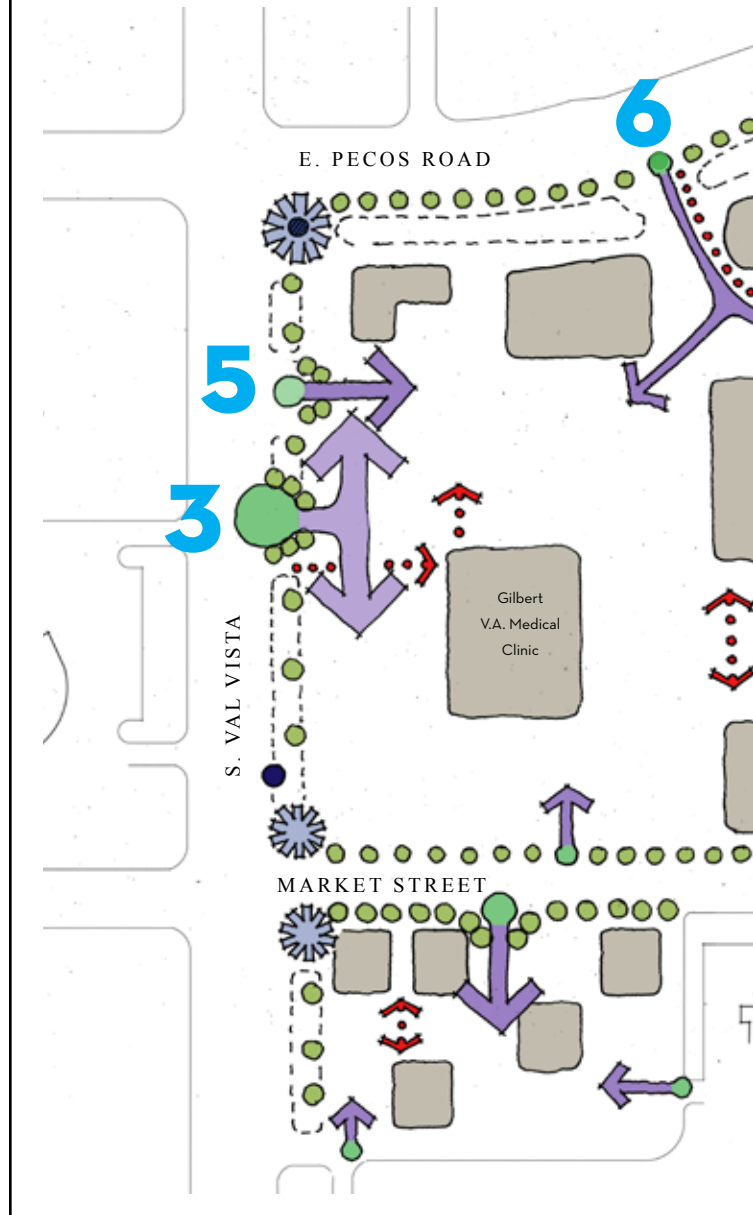
The parcel also has the potential for three secondary entrances. One entrance located across from the planned WinCo facility (Entry #4). with full turning access into and out of the property from both directions. Entry #2 is not signalized, but has decel lanes for both right and left turns into the property, and egress from the property in both directions. Entry #2 is the primary path of egress from the property, for traffic bound for the Loop 202 Freeway interchange at South Val Vista Drive. The other secondary entrance is being considered on South Val Vista Drive*, between the existing Entry #3 and the intersection with Pecos Road & South Val Vista Drive to the north (Entry #5). This entry, if proposed, is subject to Town of Gilbert review and approval.

Land Uses

Gross Acres: +/- 50.95

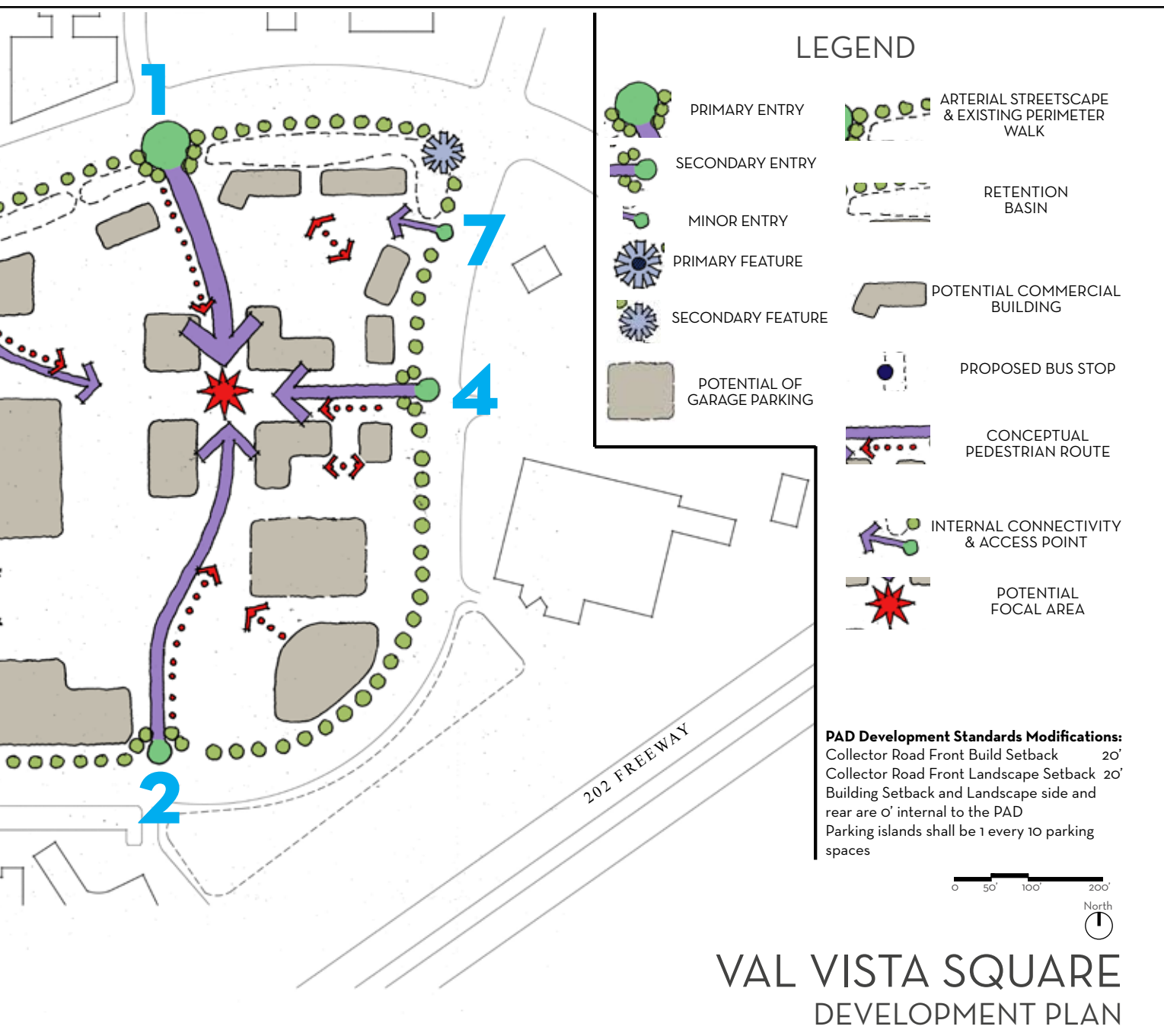
Current Zoning: Regional Commercial PAD (RC-PAD) +/- 50.95 acres

Proposed Zoning: Regional Commercial PAD (RC-PAD) +/- 50.95 acres



In addition, two minor entry points exist for the property. One on the north side of the parcel, accessed from East Pecos Road (Entry #6) and one on the east side of the parcel, accessed from Market Street (Entry #7). Both of the minor entries are right in, right out only points of access.

** A new, second entry on South Val Vista Drive is being considered. Reference of the new entry driveway herein is for conceptual planning and does not imply Town review or approval, nor does it require or obligate any party.*



ENTRY FEATURES

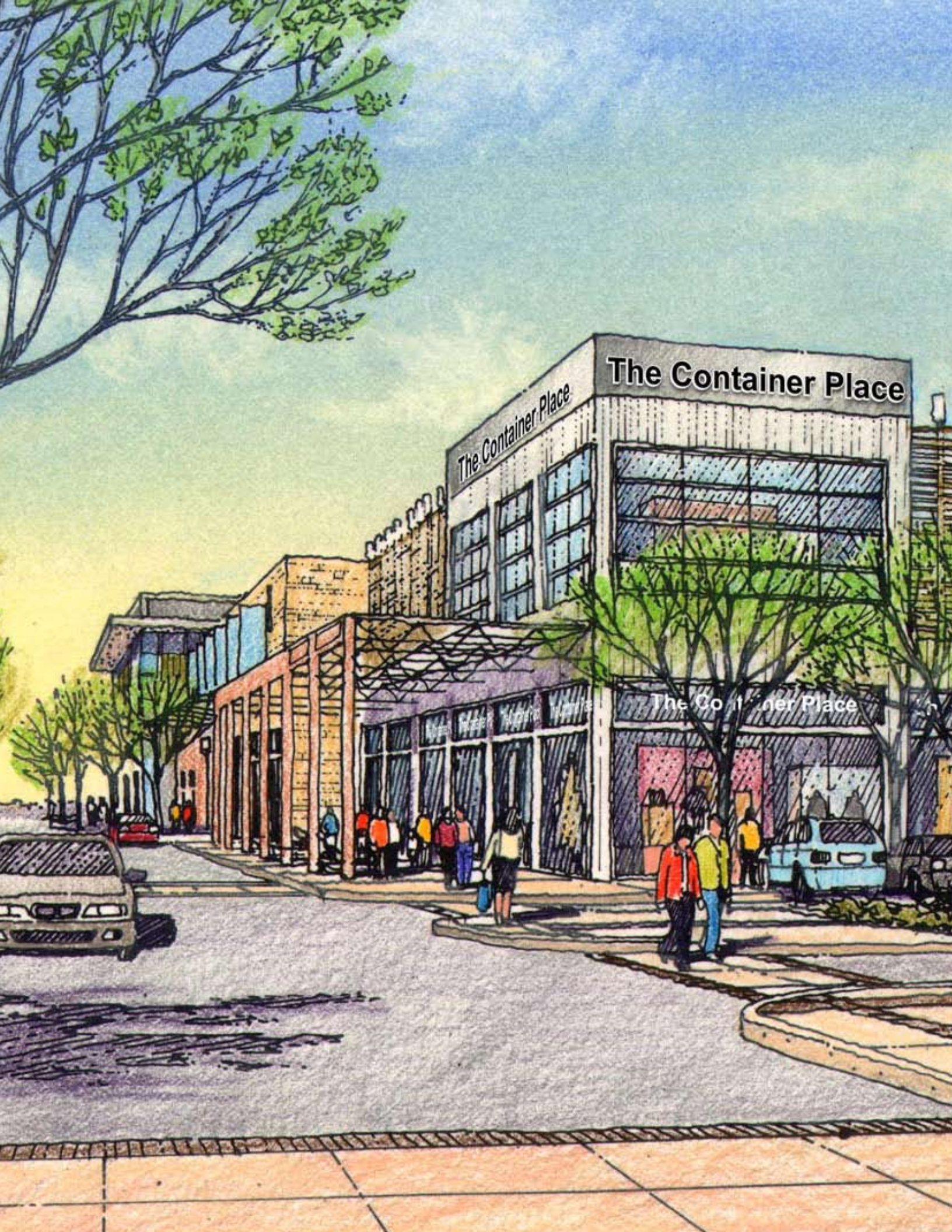
The site entry treatment will compliment the existing transportation infrastructure and will be enhanced with specific features including; signage, landscape, lighting, paving and project identification. The degree of treatment for each entrance will coincide with the established hierarchy of site entrances. Materials will compliment the overall character and quality of the site and proposed buildings as well as existing surrounding development.

PRIMARY ENTRY CONCEPT PLAN



SECONDARY AND MINOR ENTRY CONCEPT PLAN





STREETSCAPES AND STREET SCENES

The private drives between adjacent uses will provide continuity for both pedestrian and vehicular linkage within the property and will be finished and treated with a potentially variable, but unifying complimentary streetscapes. Individual streetscapes should be designed and implemented with a careful sensitivity to the following elements: cohesive or transitional landscaping, signage, lighting, and integrated infrastructure elements such as paving and curbing.

Private drives should compliment the overall theme of the Val Vista Square street environment. Low-water plant palette, streetscape amenities, and general layout should blend with the exterior development in form, character, and material use (See section 6 plant palette). Private drives should maintain a high aesthetic quality and not be designed as purely utilitarian in character.



The following general design principles will be followed:

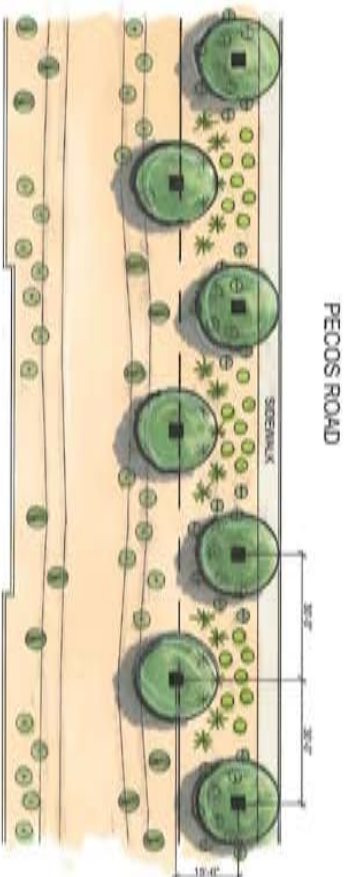
- **Streetscape treatment will be generally uniform throughout the project.**
- **Internal private drive design and circulation areas will carefully balance the needs of drivers, and pedestrians.**
- **Circulation routes between individual parcels and parking areas shall be organized to promote safe, functional and attractive conditions.**
- **Arterial streetscape and internal drive streetscape will differ in design and elements, but be aesthetically complimentary to each other.**
- **Arterial streetscape will include the street theme tree previously established for the Spectrum area. Specifically, the streetscape along Market Street will include Desert Museum Palo Verde and the streetscape along Pecos Road will include Chinese Evergreen Elm as the primary tree.**
- **Pedestrian experience and connections should support the interior drive design concept.**
- **Alternative modes of transportation, including bicycle, pedestrian and commuter bus stops, will be integrated where appropriate with the design goals of pedestrian safety, accessibility and comfort.**
- **Enhanced pedestrian paving and streetscape treatment will be included at pedestrian focal points.**



TREES	SIZE/COMMENTS
CERIFOLIUM DESERT MUSEUM PALO VERDE	24" BOX, LOW BREAKING
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX, LOW BREAKING
CERIFOLIUM PRINCEPS 'AZT #5'	48" BOX, LOW BREAKING
'AZT #5' PALO BREIA	36" BOX, LOW BREAKING
'AZT SEEDLESS' MESQUITE	36" BOX, LOW BREAKING
EBENOPSIS EBANO TEXAS EBONY	36" BOX, LOW BREAKING
CHOLIPS LINEARIS DESERT WILLOW	EXISTING
PISTACHIA CURTISII PISTACHE TREE	EXISTING
PHOENIX DACTYLIFERA DATE PALM	EXISTING

STREET TREE CONCEPT PLAN



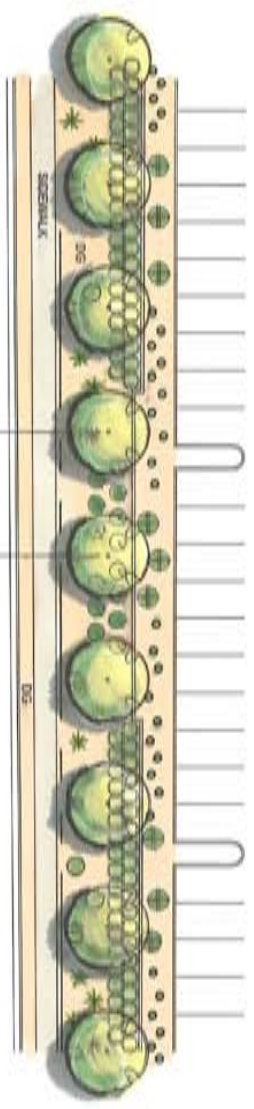


PECOS ROAD CONCEPT PLAN



PECOS STREET PLANT LIST

TREES	SIZE/COMMENTS
ULMUS PARVIFOLIA	24" BOX, LOW BREAKING
EVERGREEN ELM	
SHRUBS	
HESPERALOE PARVIFLORA	5 GAL
RED YUCCA	
RUPELLIA PENINSULARIS	5 GAL
BAJA RUELLIA	
TECOMA STANS 'GOLD STAR'	5 GAL
'GOLD STAR' TECOMA	
GROUNDCOVER	
LANTANA 'NEW GOLD'	1 GAL EA
NEW GOLD LANTANA	
ROSMARINUS 'HUNTINGTON CARPET'	1 GAL EA
'HUNTINGTON CARPET' ROSEMARY	



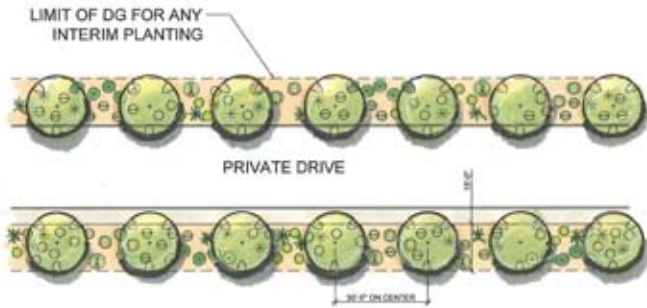
MARKET STREET CONCEPT PLAN



MARKET STREET PLANT LIST

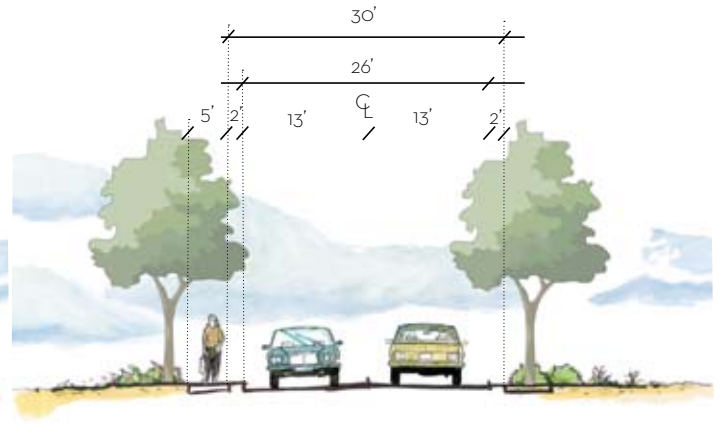
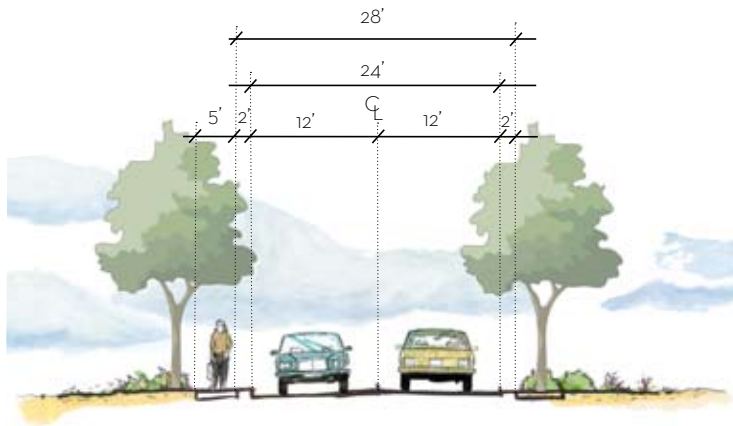
TREES	SIZE/COMMENTS
CERCIDIUM 'DESERT MUSEUM'	24" BOX, LOW BREAKING
'DESERT MUSEUM' PALO VERDE	
SHRUBS	
LEUCOPHYLLUM LANGMANIAE	5 GAL
RIO BRAVO SAGE	
HESPERALOE PARVIFLORA	5 GAL
RED YUCCA	
SIMMONDSIA CHINENSIS	5 GAL
COMPACT JOJOBA	
DASYLIRION LONGISSIMUM	5 GAL
TOOTHLESS SPOON	
CAESALPINIA MEXICANA	5 GAL
MEXICAN BIRD OF PARADISE	
GROUNDCOVER	
ERICAMERIA LARICIFOLIA	1 GAL EA
TURPENTINE BUSH	





PRIVATE DRIVE PLANT LIST

TREES	SIZE/COMMENTS
CERCIDIUM 'DESERT MUSEUM'	24" BOX, LOW BREAKING
'DESERT MUSEUM' PALO VERDE	
SHRUBS	
RUELLIA PENINSULARIS	5 GAL
BAJA RUELLIA	
LEUCOPHYLLUM LANGMANIAE	5 GAL
'RIO BRAVO' SAGE	
HESPERALOE PARVIFLORA	5 GAL
RED YUCCA	
SIMMONDSIA CHINENSIS	5 GAL
COMPACT JOJOBA	
TECOMA STANS 'GOLD STAR'	5 GAL
'GOLD STAR' TECOMA	
GROUND COVER	
LANTANA 'NEW GOLD'	1 GAL EA
'NEW GOLD' LANTANA	
ROSMARINUS 'HUNTINGTON CARPET'	1 GAL EA
'HUNTINGTON CARPET' ROSEMARY	



PRIVATE DRIVES / INTERNAL CIRCULATION & ACCESS

Careful attention should be given to the potential for creating linkages to adjacent properties and future land uses. There may be instances where connectivity between adjacent land uses is appropriate. If so, inviting sidewalk treatments with appropriate levels of lighting, signage and landscaping should be provided.

VEHICULAR CIRCULATION

Site access and circulation will be designed in a manner that carefully integrates the anticipated uses of parking areas. The entire vehicular circulation system should flow continuously through the parking areas to encourage efficient and effective use of the site.

Private drive connectivity will be provided by a north /south connection of Entry #1 and Entry #2. This drive connects the property's sole lighted intersection on East Pecos Rd. with the property's primary egress opportunity direct to the Loop 202 freeway interchange, via a left turn at the intersection of Market Street and South Val Vista Drive.

Appropriate signage and way-finding will be incorporated to assist users entering and maneuvering throughout the property between the various uses, in accordance with the approved Master Sign Program. (and as amended)

A vehicular cross access easement between the parcels of Val Vista Square are granted by the final plat of Main Street Commons and the CCRs of the Spectrum Commercial Core Association to allow for internal circulation and access to parking areas between parcels. Owners, lessees, or tenants shall not prevent, prohibit or restrict access to parking in any legal parking or loading space, except for covered or structured parking that may be specifically assigned.

INTERNAL CIRCULATION

- The primary private drive will be focused from north to south to facilitate the vehicular and pedestrian connectivity through the property from the East Pecos Road major arterial street to the Market Street connector street..
- Secondary private drives should be used to provide connectivity west to east, providing vehicular and pedestrian connections between the South Val Vista Drive major arterial and the Market Street connector street, opposite the entry to the WinCo. This drive will connect to South Val Vista Drive at either the existing Entry #3, or the new, second entry. It is acknowledged that certain potential development opportunities, such as a larger, "campus" style employment user; may have site requirements that preclude bisecting a large development parcel with such a through-connecting private drive. These Design Guidelines recognize this type of potential exception; and in such cases, may not require a through-connecting private drive.
- The intersection of the primary and secondary drives will form the nexus of the internal drive circulation, providing for a safe and coherent flow of vehicles. In addition, this intersection may serve as the "Focal Area", potentially serving as a pedestrian gathering point, and incorporating project components that convey the property's unique character.
- If the parcels under development do not include the entire length of drive needed to make a through connection a driveway and pedestrian access routes shall be stubbed for future connectivity.
- For the private drives, the minimum roadway width is 24'. In areas required for public safety and fire protection, the minimum may be increased to 26' (*Refer to typical cross sections on previous page*). Certain points with two egress lanes will require a minimum of 34' at the access point with the arterial street.

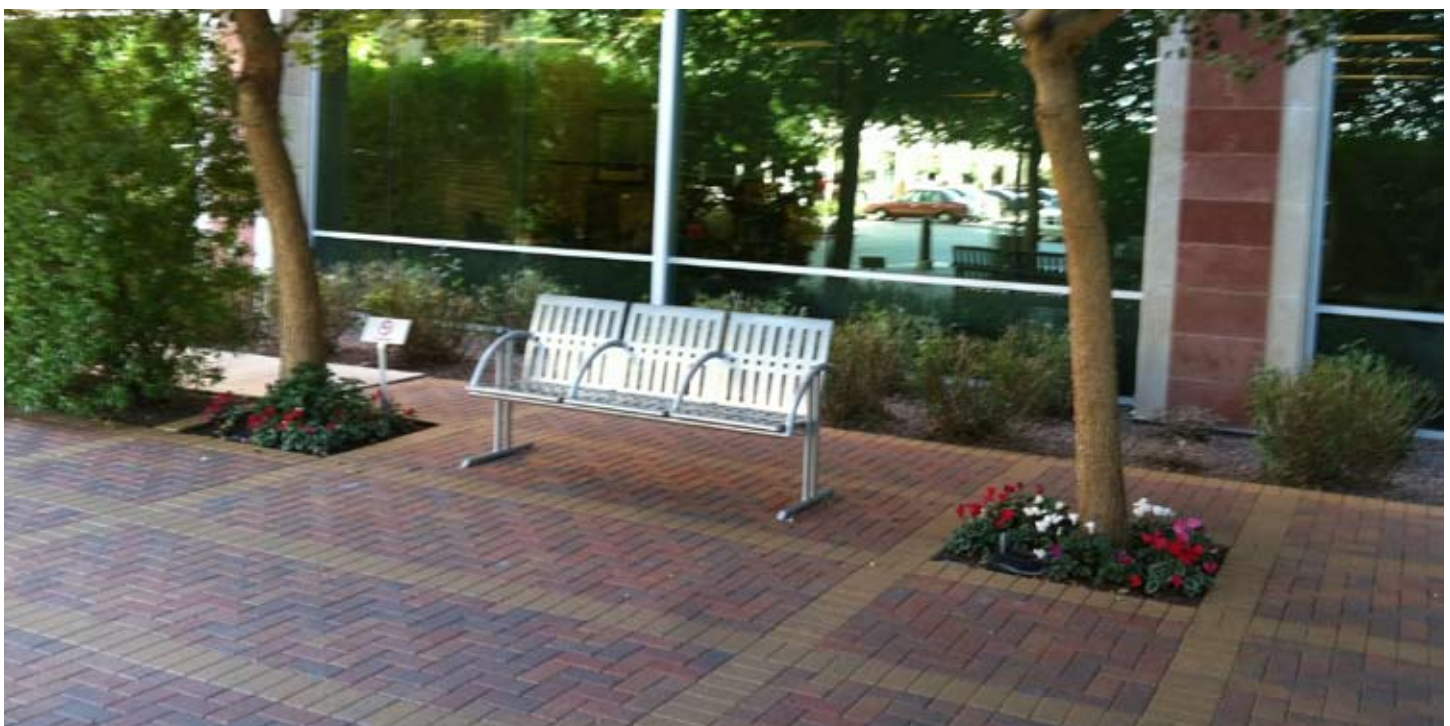
PEDESTRIAN CONNECTIVITY AND FOCAL AREAS

PEDESTRIAN SYSTEMS AND OPEN SPACE

In order to promote pedestrian activity and create a sense of unique place throughout the development, the project will include comprehensive integration of well-designed open space and pedestrian systems. Pedestrian sidewalks are provided along the arterial street perimeters, and may also be provided in the interior of the property, adjacent to internal drive lanes, and focused more towards moving people between use destinations within the property. The individual land use components on each site and any pedestrian oriented open space will be unified through the use of a comprehensive pedestrian sidewalk system ensuring that there is convenient pedestrian access to all pedestrian areas within the site.

Pedestrian cross access easement is granted between the parcels of Val Vista Square by the Final Plat of Main Street Commons and maintained by the re-plat to Val Vista Square. Per the Ordinance, the developer of each portion of the development shall record an easement, open to public access / use for any pedestrian or multi-use system.

In order to implement the pedestrian and open space system, the following guidelines will be considered during the specific site-planning phase for each land use component.



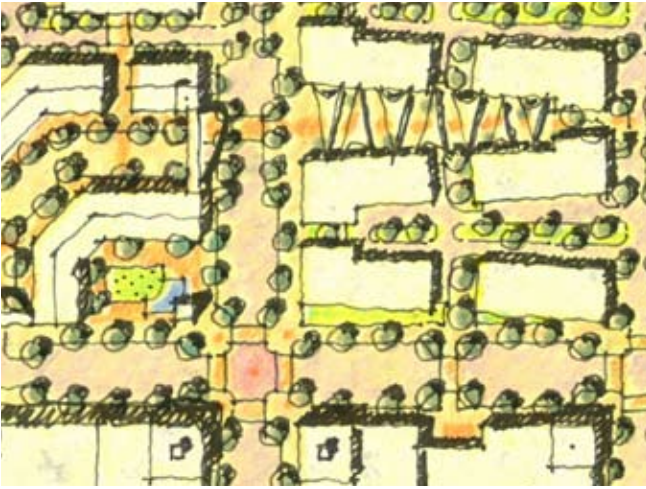


GATHERING SPACES / PEOPLE PLACES

Gathering spaces and open space developed throughout the site will adhere to the following overriding guidelines:

- Public spaces should be created in appropriate locations where people might tend to meet or gather such as where land uses and/or pathways, including arterial streets, come together and may be comprised of project features, simple outdoor seating arrangements, shading, courtyards, rest areas, or pedestrian plazas among others.
- Appropriately scaled public spaces should be included within each development area and generally along the pedestrian pathway system. A public space could be as simple as landscaped outdoor seating area with benches and shade. A more significant public space could develop as a small outdoor courtyard with enhanced landscaping and features, or a community gathering spot.
- Office complexes should include outdoor areas for employees or courtyards with amenities such as outdoor seating, tables, shade, and enhanced landscaping. Outdoor employee areas should not be located directly adjacent to major vehicular drives.
- The central gathering area should be located at the confluence of pedestrian activity, and adjacent to the primary drive. View corridors should be provided that give some visual connection from adjacent land use areas and the private drive lanes into the community gathering area.
- Shade elements such as enhanced landscaping and shade trees or shade structures should complement and enhance usability of the pedestrian areas.
- Site lighting should be utilized where appropriate, particularly along pedestrian pathways and within gathering areas.

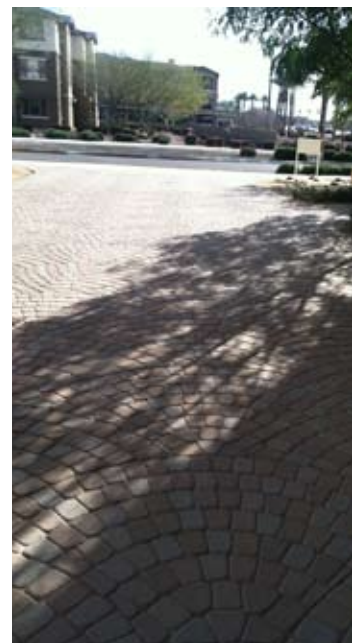
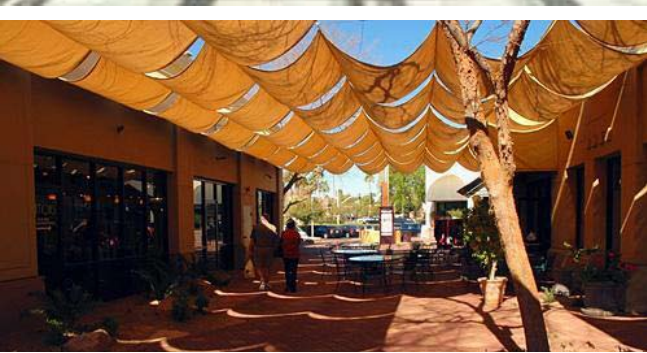




Specific design elements may include:

- **Specialty paving, decomposed granite, or other unique surface treatments**
- **Shade structures or shade trees**
- **Pedestrian seating or other fixed furniture**
- **Street front, or internal drive fronting, outdoor dining**
- **Pedestrian level lighting**
- **Accessible bicycle rack locations**
- **Formal landscape or garden**
- **Fountains**
- **Sculpture**
- **Artistic enhancements**
- **Mosaics**



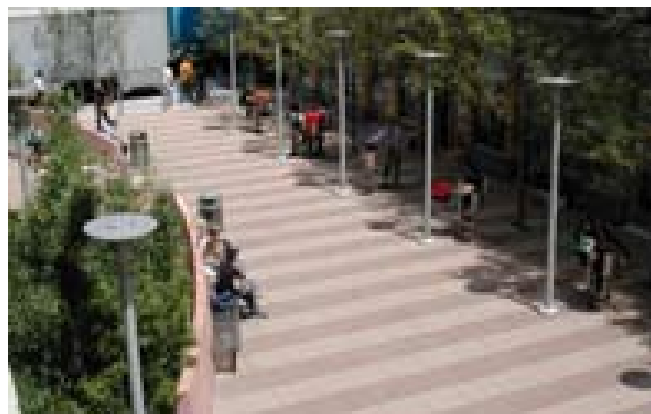


PEDESTRIAN CIRCULATION SYSTEMS & OPEN SPACE

Pedestrian circulation systems will be used to provide connectivity throughout the site. The circulation system will be comprised of pedestrian routes, streetscapes, public corridor frontage and property perimeter treatments. Overriding guidelines include:

- Interconnectivity between all land use components will be accomplished through a coordinated pedestrian sidewalk and pathway system. This system will be designed to connect key locations within the overall development and focus attention to the primary public gathering location.
- Major roadway corridors will be complemented with a continuous sidewalk and sufficiently landscaped to provide strategic areas of shade, buffers and visual accents as necessary.
- Less formal pedestrian pathways will be utilized to provide convenient and logical connections between groups of buildings, open space, public space areas, and the various land use components.
- Sidewalk and pathway lighting will be used as appropriate.
- Non-meandering sidewalks may be incorporated as needed.

Pedestrian pathway conditions should be treated with special attention to safety and comfort. Minimum sidewalk width is five feet and materials may include common concrete, unit pavers, decomposed granite or other comparable materials. Pathways are encouraged to have adjacent planting (trees, shrubs and groundcovers) to enhance the pedestrian experience, provide shade and create a visual buffer. Pedestrian seating may be incorporated along the pathway where appropriate. Careful attention should be given to the layout and location of sidewalks within parking areas to allow for safe passage.



- Internal drives will be complemented with continuous sidewalks that provide pedestrian connectivity to adjacent parcels and access to public transit and bike routes.
- Arterial sidewalks will be focused towards moving people between destinations, adjacent development, and access to public transit.
- Sidewalk connections into the site should be carefully located to provide safe and functional access
- A useful pedestrian environment should be created that includes pedestrian pathways adjacent to the interior private drives
- Open spaces and gathering areas should be right-sized on a pedestrian scale, and landscaped to provide areas of refuge.
- Street trees are encouraged.
- Pedestrian pathways should provide convenient and logical connections to other areas of the property including parking, open spaces areas, and the various land use components.
- Small, informal gathering areas may be used at appropriate confluences of pedestrian circulation and places of interest.
- Sidewalk and pathway lighting will be incorporated as appropriate, including the integration of lighting for public open space.

LANDSCAPE DESIGN CONCEPT

Overall site landscape for Val Vista Square shall conform with the Town of Gilbert Land Development Code, Building Code, and Municipal Code. Landscape Design should promote a harmonized indigenous desert landscape palette. The landscape design and the composition of plant materials and land formations should consider the integration of a more formal geometry, varied color and texture to enhance and compliment the overall nature of the project design. Importantly, considering the arid sun dominant environment of the desert southwest, landscape designs should provide shade and a natural cooling effect to outdoor spaces. Specific strategies of the landscape form may include the following:

- a. Rows of trees to reinforce geometric form.
- b. Double rows of trees along entries, walkways and prominent axis to create formal alleys with shaded canopies.
- c. Groupings of trees in a formal grid to create a grove and natural ceiling of shaded vegetation.
- d. Formal groupings, lines, and fields of shrubs and ground covers.

Implementing consistent healthy plant material is necessary to provide a cohesive landscape environment. In order to ensure that plant material in common development areas reach maturity with matching structure and size, a limited amount of nurseries/growers need to be used exclusively. Limiting the number of reputable plant suppliers for perimeter street frontages, internal streets and vehicular entrances (not interior parcel development) will provide the quality control needed to create a uniform character desired for this environment.

The following nurseries have gained the reputation of consistently providing exceptional products in the Phoenix metropolitan area, and the materials for the above listed areas must come from thenurseries (unless otherwise approved in writing in advance by the master developer): Arid Zone Trees 'AZT' (only supplier for 'AZT' trademark trees), Western Trees, Baseline Trees, and Mountain States Wholesale Nursery.

Trees that are designated in theme areas as 'low breaking' shall be single trunk trees emerging from the soil and break into multiple branches three (3) to thirty (30) inches above the soil. Trees must be contract selected a minimum of ninety (90) days prior to installation from the above specified nurseries (only in afore mentioned areas), but parcel owners are encouraged to select trees once construction documentation is made. At the minimum of ninety (90) days prior to installation of plant material, a written request must be made by the owner to the master developer stating that the trees have been selected and are available for review at the approved nurseries. In the event that quantities or size are not available (prior to the ninety days) at the approved nurseries, a written request must be made for an alternate nursery to be dictated by the master developer.

SITE SCREEN WALLS

Site walls will be used strategically and will match or compliment the existing screen walls utilized on the site, and will complement the architectural character of the building design.

Screen walls should be limited to those conditions that require screening of poor views into or out of the site; such as fields of parking, service areas and trash collection areas.

Typical suburban themed six-foot high property boundary walls are not allowed. Long runs of screen walls will have breaks, moving vertically and horizontally every 80-100 feet. Screen walls are strongly encouraged for the following purposes:

- a. **Parking:** Any low landscape walls (minimum of 36" and a maximum of 48") located at the project perimeter, outside of the landscape setback, will integrate with the landscape design as appropriate to help screen parking.
- b. **Pedestrian Areas:** Low walls adjacent to pedestrian areas should be articulated, through the use of, but are not limited to: offset runs, openings, landscape screening, variation in material or height, architectural detailing, decorative material patterns, or shapes that echo the building architecture.
- c. **Service Areas:** Screen wall of an appropriate height to screen service yards and or trash collection areas. Such areas will include solid screen gate conditions at entry points.
 - a. The design, materials, and colors for fences, walls and screening devices should be compatible with the design and materials of the associated primary building or larger landscape context.
 - b. When screen fabric is utilized as a screening device, it must be of a pattern and color compatible with the primary building and landscape design and materials.
 - c. Permanent chain link fences, barbed wire, and concertina wire or fencing are prohibited under any conditions or circumstances.

DRAINAGE / RETENTION

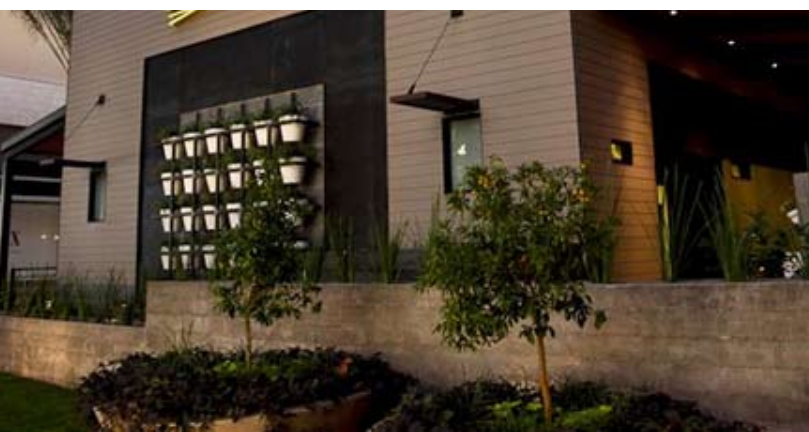
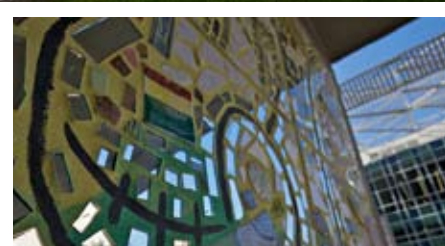
The property's overall site retention and drainage have been fully designed, and approved by the Town of Gilbert.* The property is required to retain runoff from parts of South Val Vista Drive, East Pecos Road, and Market Street. Additionally, all of the retention basins have been adequately sized to retain the 50 year, 24 hour storm event per Town of Gilbert requirements.

For the 45 acres of the property bounded by Pecos, Val Vista and Market Street, approximately 36 % of the property's required retention is handled by a series of on-site retention basins installed on the west and north of the property, adjacent to the East Pecos Road and South Val Vista Drive major arterials. The remaining required retention for the property is accommodated by an off-site common drainage tract ("Tract A"), on the south side of Market Street. Four (4), 36" Storm drain crossings have been installed from the property on the north side of Market Street, for connecting to, and retention of the remaining required approximately 64% retention capacity required. Per the Ordinance, the Val Vista Square property shall utilize Tract A for retention purposes in accordance with the Final Drainage Report, unless an alternative is approved by Planning Manager and Town Engineer.

The on-site retention shall be designed in manner to limit visual and functional impacts to the overall development, while providing the necessary and designed drainage function and capacity for the property.

Landscape improvements for additional on-site retention will match or compliment the existing on-site retention landscape on the property, and will be installed and completed at the time of adjacent development of internal drives or building development on the various portions of the property, as required. Per the Ordinance, the landscape improvements to Tract A shall be completed prior to construction of any development within the Val Vista Square PAD other than the VA Clinic.

*On-site and off-site drainage and retention requirements and design are detailed in the Final Drainage Report for Main Street Commons, dated April 2005, and as amended.



4. BUILDING ARCHITECTURE

CONCEPTS

- Architectural form should be visually interesting and aesthetically pleasing with an emphasis on appropriate scale and mass. Special focus should be provided on the arterial street scene presentation of the buildings, yet accommodating and contemplating the development's interior as well.
- Building designs and associated elevations should vary from one another to present visually interesting and aesthetically pleasing ranges. Overall quality design of each building shall compliment the character of the overall development.
- Four-sided architecture shall be required for all buildings generally visible from public view, all elevations should reflect the overall design, colors and texture of the building. Buildings that occupy a less visible role on the site or have some other special circumstance may not require the same level of design detail as primary buildings, which have high visibility, and prominent placement relative to arterial frontage or internal drives.
- Design, materials, colors, features and finishes will be varied yet coherent and build on a theme of the character that shall have a style focused on contemporary desert architecture. The contemporary desert architecture style focuses on design features and elements with an emphasis on natural materials.
- Building elevations should be designed in general to articulate a base (ground level), middle and top.
- All rooftop and on grade mechanical equipment must be screened. Screening devices must be in character with the overall architectural design, and roofline.
- Buildings must utilize internal roof drains and drain leaders. External scuppers and downspouts may be visible if they are creatively integrated as an architectural feature into the outside aesthetic with quality materials, and are not readily identifiable as drainage components.
- A palette of different color shades and materials may be utilized to differentiate the buildings, but also harmonize with each other. Unique color and material palettes will be provided at the specific site planning stage for each project.
- Existing colors and materials utilized in previous surrounding development may serve to inform, but not limit, future development and provide an initial baseline palette. (See Colors later in this section)



Variety of materials



Appropriate scale and mass



Harmonizing color palette



Articulated base, middle, and top



Contemporary desert architecture



Architecture with an emphasis on natural materials



Visually interesting



Pedestrian street scene



Visually pleasing elevations

Building Form and Placement

- Long, monotonous lengths of building façade are strongly discouraged. Building facades may be physically broken into segments or articulated with changes in the building plane, variation of the roofline, use of accents, elements, or variation of materials to achieve the appropriate pedestrian scale.
- Building forms should orient towards the access corridor.



Variation of building facade

Building Architecture

- High quality materials and thoughtful, appropriately scaled design is required at the pedestrian level.
- Arcades, awnings and other integral shade elements are encouraged.
- Building entrances shall be highlighted with special articulation to visually announce and reinforce access but may be recessed or protected to reduce building mass.



Building form oriented towards the access corridor

Design Considerations

Building Design

- The design of buildings will carefully orchestrate distinctive, pleasing and harmonious treatment through the focus on traditional key elements of composition including the following:
 - Site integration/ context
 - Massing
 - Rhythm
 - Balance
 - Shade and shadow
 - Scale and Proportion
 - Material integration
 - Materials
 - High Quality



Building form oriented towards the access corridor



Scaled designed appropriate for pedestrian level



Shadow and shade

- Individual buildings, as well as the relationships of building to building, must be carefully designed in order to avoid any sense of poor design that may include:
 - Suburban sprawl character
 - Inappropriate scale of repetition
 - Non-contextual stylistic interpretations
- Use rhythm in the design to provide interest and variety. Encourage visual variety in the buildings by using relief in elevations and articulation in plan that creates shade and shadows.



Pleasing and harmonious treatment

- Encourage architectural interest and style by varying horizontal and vertical elements of exterior walls in height and projection. Such interest and style may be provided through, but not limited to, the imaginative treatment of windows, awnings, doors, eaves, rooflines, parapets, downspouts, scuppers, wainscot, columns, and beams.
- Building design conditions at critical corners or other areas highly visible to public view should be designed with a special articulation through the use of height, mass, materials and or other features.
- Elevations should employ the use of architectural features such as overhangs, shade awnings, pop-outs, trellis structures, arbors, color, wrought iron grillwork, and the integration of signage into the overall design.
- Shaded walkways and shade structures are encouraged. Structures may take the form of covered walkways, building arcades, and trellises. The design of such structures should complement the overall character of the buildings.



Material Integration

- Building entrances should be prominent and easily identifiable (from the interior of the site).
- Provide building entries with adequate lighting, signage and shade.
- Building entrances should be strategically located near parking lot walkways.
- Window and door placement should add variety and interest to the building. Ground floor retail areas may incorporate traditional storefront full elevation window treatments.

- Reflective surfaces should be avoided in locations that may produce excessive reflections or glare.
- Metal seam, copper, clay tile, concrete tile, or a similar grade of roofing material or other creative high value design solution will be provided on all visible pitched roofs.
- Incorporate building trim, accents, color, materials, and style into primary design themes to promote architectural visual interest.
- Parapets should be designed with the consideration of height variations, relief elements, and the inclusion of scuppers, downspouts, and expansion joints organized into the pattern of the overall building design.
- Integrate design and placement of building entry and exposed stairs with the design of the community through the use of similar building materials, details, shapes, and colors.
- Parking structures will be designed with the same character as adjacent buildings.
- Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
- Street screens should be constructed of a material matching the adjacent building facade.
- Pitched roofs should be sloped no less than 5:12 except that roofs for porches and attached sheds may be no less than 2:12. Roof pitches can be both symmetrical and asymmetrical.
- Parapets a minimum of 42 inches high, or as required to conceal mechanical equipment will be used to enclose flat roofs.
- Roof access should be integrated into the building architecture



Trim and material provide architectural visual interest



Clay tile roofing material



Provides shading and visual interest



Same character as adjacent buildings



Building Heights: Val Vista Square falls entirely within the Area 5 Vertical Development Overlay Zoning District (per the Town's Official Zoning Map, dated 07/01/2010). Table 3.503A in the Land Development Code grants 90 feet and 6 stories as the Base Maximum for Regional Commercial zoning districts, and this is the building height regulation for the Property by right.

Increased building heights are encouraged as feasible, although not required, for all development projects in support of the desire to create a more densely developed core adjacent to the San Tan Freeway corridor.

A Bonus Maximum of 150 feet and 11 stories is available, as are Bonus Maximum reductions up to 50% of required landscape and setbacks normally required for the Regional Commercial District. The project does not seek bonus heights or reduced setbacks at this time. Bonus heights or reduced setbacks may be applied for in the future to the Town Council, and may be approved at the discretion of the Town Council.

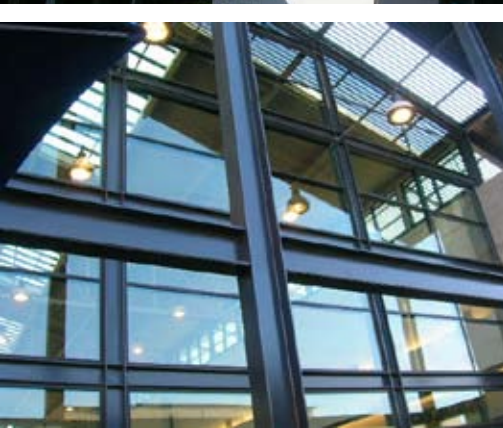
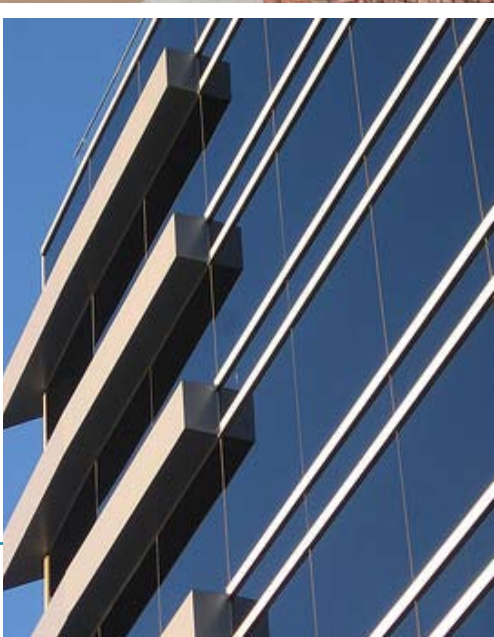
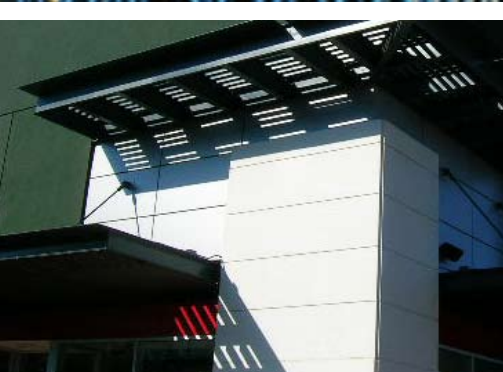
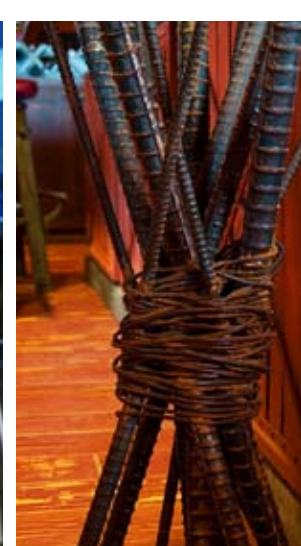


Materials

Building materials should be durable and resistant to fading and warping due to heat and sun exposure. The materials of existing surrounding development may serve to inform by baseline example for future building design.

Appropriate Material Examples:

- Common clay brick (including traditional red brick)
- Integral color, sand blasted or stained textured masonry
- Concrete masonry units (CMU): smooth, split face, fluted, integrally colored, flashed, sand blasted, and ground faced. These units should be sealed, stained, or painted unless approved otherwise
- Precast tilt-up concrete: columns, decorative surrounds, caps, etc. should be sealed, stained, painted, or have exposed aggregate finish
- Granite, marble, natural stone, cultured, or faux stone
- Glass
- Stucco or EIFS: sand finish for exteriors and soffits
- Architectural metal/wrought iron work: painted, pre-finished powder coated metal, or rusticated metal used as a design element for use as awnings, arbors, decorative ironwork, public furniture, etc.
- Architectural pre-finished metal: for roofs, copings, trim, and flashings
- Ceramic or porcelain tile
- Heavy wood timbers (minimum nominal dimension of 6 inches) as architectural design elements
- Corrugated metal, used as an architectural design element
- Natural stones



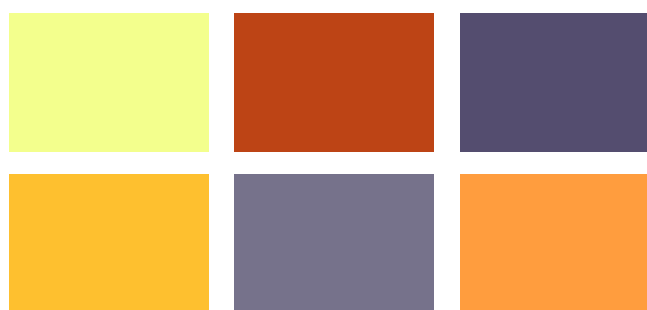
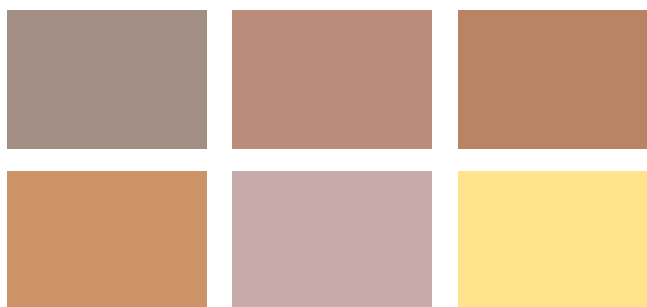
Colors

Color should be used to create an interesting and exciting “sense of place.” Earth tones are encouraged, but should be used in such a manner to create a unified but varied look to the development. Harmonious color schemes are encouraged to follow secondary, complimentary, and tertiary color philosophies. Colors utilized in previous surrounding development may serve to inform and influence color choices for Val Vista Square to help achieve the unified but varied look. Predominant façade colors should possess low reflectivity characteristics.

Appropriate Colors

- Desert hues and other soft earth tones including light brown, tan, orange, green, warm grey and brick tones
- Muted shades of blue, mauve and lavender
- Colors appearing in natural stone
- Off-white
- The range of acceptable color palettes should be within the overall visual quality of the native southwest desert setting.
- Brighter shades of colors such as orange, red, blue, green, yellow, purple, and similar colors are discouraged, except when strategically used for accenting and unique design purposes.

Additional Color Palette



Existing Color Palette



Back of Buildings

- Four sided architecture is strongly encouraged for all buildings generally visible from public view. Buildings that occupy a less visible role on the site or have some other special circumstance may not require the same level of design detail as primary buildings.
- Building entrances should be strategically located near parking lot walkways.

Service Areas

- Loading and service areas are not permitted within setbacks.
- Buildings should be designed so that the required loading or service operation is conducted within the confines of the building site.
- Loading and service bays should be located, screened and operated to avoid noise or aesthetic issues affecting adjacent uses.
- Unloaded goods should be screened from view and clear of access ways if not immediately moved into storage.
- Outside storage areas are not permitted.
- Screening with walls or other approved screening devices or vegetation should be compatible with the architectural and landscape design of the buildings or parking structures and screen from public streets, primary internal drive lanes, building entries, pedestrian & open areas.



Refuse enclosures / Gutters & Downspouts

Refuse enclosure design shall adhere to the Town of Gilbert standard detail. Design of the walls must be complimentary to the overall design of the project. Metal gates must meet all Town of Gilbert standards and may be painted to match the primary color of the enclosure or painted as an accent. Metal decking, corrugated metal or rusted metal may be used on refuse enclosure gates with a finish that is complimentary to the overall building or development. Screening of refuse areas should be complimentary to the architecture and overall site theme and may include walls/fences that are six feet in height with a gated enclosure. The wall thickness should be a minimum of eight inches or as indicated of Town of Gilbert standard details. The location and required quantity of refuse enclosures shall meet all applicable sections of the Town of Gilbert Solid Waste Division for location, design, and access. Where more than one refuse/recycle enclosure is required, not more than four single enclosures or two double enclosures should be placed in one area. Refuse/Recycle enclosures should be located on the site appropriate to function and quantity. Trash compactors are acceptable, but should be located, screened and operated so that noise and odors are minimized as disturbance to the adjacent uses.



Gutters & Downspouts

The use of interior roof drains is required. Exterior roof drains and downspouts may be utilized, but must be architecturally integrated into the overall building design.

Roof Mounted Equipment

Any roof access ladders should be located inside the building, unless otherwise dictated by safety. External accesses should be integrated into the building architecture. Roof mounted equipment, vents, ducts, and other elements must be fully screened and installed in a manner that prevents obstruction or distraction of views from adjacent properties. Rooftop screening of mechanical equipment must be extended to a height of at least one foot higher than the equipment. Rooftop solar collectors and skylights are encouraged. If used, these rooftop elements will be designed and installed in a manner that compliments the building design and minimizes reflected glare. Rooftop radio, TV, microwave and other antennas and towers may be permitted, but consideration must be given to location, height and architectural treatment to minimize obstruction or distraction of view from adjacent properties



5. Parking

Concept

Parking standards for Val Vista Square shall conform with the Town of Gilbert Land Development Code, except as modified by the Ordinance. Val Vista Square has a Modified Standard for parking spaces between parking islands of 10.

Vehicular and pedestrian cross access easements are granted between the parcels of Val Vista Square by the Final Plat of Main Street Commons, maintained by the replat of the parcels to Val Vista Square, and re-affirmed in Article 10 of the CCR's of the Spectrum Commercial Core Association.

The General Provisions and number of parking spaces required for Regional Commercial are provided in Article 4.2 of the LDC. Article 4.205 establishes the requirement for off street shared parking at 1 space per 200 sqft. Article 4.203 provides general provisions which include opportunities for shared parking and deferred parking for unique uses, both of which are allowed in Val Vista Square, subject to the requirements of the LDC.

Locations and Arrangement

Larger parking areas should generally be located away from the arterial street frontages when possible. Large areas of surface parking and any structured parking are encouraged to be located more towards the interior where feasible, allowing for the buildings to dominate the arterial street scenes. Specific users will likely require some parking in more convenient and building-adjacent areas and along the arterial frontage. Such parking should be reasonably allowed, strategically located and designed, and appropriately landscaped.

Parking areas should be designed in a straightforward logical manner that allows for easy access in and out of the property, and between the various uses, without impacting building and pedestrian areas. Parking areas should be designed with functional circulation routes that provide efficient access to convenient spaces within a 500' radius of major building entrances.

Parking lot clusters that are sensitively designed within the overall context of the site need not be limited to a total number of spaces.



Parking in General

- Vehicles used for business and stored on-site should be parked in designated areas only in the larger parking lots and not immediately adjacent to building entries.
- Large scale parking areas will generally be located away from the major arterial street frontages along East Pecos Road and South Val Vista Drive. Smaller scale parking areas are likely to be required by specific users and are therefore permitted along the arterial streets and internal drives. All such parking should be strategically located and designed, and appropriately landscaped.
- Creative parking solutions, such as structured parking are encouraged as appropriate based on density and project economics.
- Vehicles used for business and stored on-site should be parked in designated areas only.
- Parking / loading and services are not permitted within landscape setbacks.
- Buildings should be designed so that the required loading or service operation is conducted within the confines of the building site. Loading and service bays should be located, screened and operated to avoid noise or aesthetic issues affecting adjacent uses.
- Unloaded goods should be screened from view and clear of access ways if not immediately moved into storage.
- Outside storage areas are not permitted.
- Screening with walls or other approved screening devices or vegetation should be compatible with the architectural and landscape design of the buildings or parking structures and screen from public streets and building entries.





Surface Parking / Covered Parking / Structured Parking

Alternative Surfacing

In addition to traditional parking surfaces, a range of pervious materials may be incorporated in the overall treatment. The ranges of pervious materials may include (with Town of Gilbert approval):

- Unit pavers (outside of public rights-of-way)
- Stabilized desert pavement (parking lots only)
- Pervious pavements and pavers
- Grasscrete



Covered Parking

The design of structures or elements intended to cover motor vehicles should be compatible with the design, materials and character of the associated building. Solar collectors mounted on parking canopies are allowed.

Structured Parking

Based on realized increased development density requirements, subject to market and economic viability; structured parking is allowed and encouraged for the ultimate build-out, over time, of Val Vista Square. Design of these structures will consider building materials, detailing, and landscaping that compliment the overall development.

More creative parking solutions, such as structured parking integrated within mixed-use buildings are allowed as appropriate based on density and project economics.

All parking structures will be subject to the applicable building setbacks and landscape requirements that govern building construction.



6. Landscape

Planting Design

Landscaping will be used to complement the architecture and to inform and establish pleasant exterior spaces for the enjoyment of visitors, tenants, and employees by incorporating the following design standards:

- Provide landscaping to break up large expanses of blank walls, shade pedestrian areas, accent entries, screen service areas and to mitigate the aesthetic appearance of large parking areas.
- Provide appropriate landscaping adjacent to private drives that is in character with the overall development.
- Landscaping variety, innovative design, transition between plant material and ground cover, dispersal and grouping of plant material, and other recognized landscape architecture practices are encouraged.
- Overall landscape design may incorporate such elements as seat walls, decorative pavement, bollards, water features, pedestrian furniture, art, areas of interest and contemplation.
- Any use of landscape planters should be sized appropriately to accommodate mature height and width of proposed planting.
- Consider placement of trees and shrubs to avoid conflict with built structures and circulation routes.
- In addition to traditional methods for tree planting and parking lot island landscaping, trees may be planted at grade while utilizing horizontal and vertical tree grates.

Plant Palette

Landscape design will utilize a desert and arid climate appropriate plant palette. However, in outdoor primary pedestrian gathering spaces and outdoor entry or employee areas; a greener plant palette is encouraged to promote shading and cooling effects. The landscape installed should consist primarily of native species requiring minimal irrigation, fertilization, and maintenance. In more intense, high traffic portions of the development, the landscape may include species tolerant of micro-climatic conditions. Areas of more intense use may include landscape palettes with a variety of interesting shapes, textures, forms and seasonal and year-round color is encouraged.

The following is the plant palette for Val Vista Square*:

**Additional plant species may be added by the master developer to the list below as more new/hybrid species emerge from the constantly changing developments in the nursery industry. If a parcel development would like to use a certain species of plant not listed below, a written request may be made by the parcel owner to the master developer for possible approval to be included in the parcel development landscape plans.*

Trees

Acacia sp.
Acacia farnesiana
Anacacho baubinia
Caesalpinia sp.
Cercidium sp. hybrid
Cercidium floridum
Cercidium praecox
Ceiba speciosa

Acacia
Sweet Acacia
Chihuahuan Orchid
Bird of Paradise
All Hybrid Palo Verde
Blue Palo Verde
Palo Brea
Silk Floss Tree



Cercidium sp
 Citrus “Arizona Sweets”
 Dalbergia sissoo
 Ebenopsis ebano
 Fraxinus sp.
 Gleditsia triacanthos
 Jacaranda mimosifolia
 Lagerstroemia
 Olea europea “Swan Hill”
 Prosopis sp.
 Quercus virginiana
 Phoenix dactylifera
 Pistacia chinensis
 Ulmus parvifolia
 Washingtonia filifera

Shrubs

Bougainvillea sp.
 Caesalpinia Sp.
 Calliandra sp.
 Carissa grand/flora
 Cassia sp.
 Chrysacfinia mexicana
 Encelia farinosa
 Eremophila sp.
 Euphorbia rigens
 Justice spicigera
 Leucophylluin assorted sp.
 Muhlenbergia sp.
 Nerium oleander
 Polioimntha maderensis
 Ruellia sp
 Salvia clevelandii
 Salvia greggii
 Simmondsia chinensis
 Tecoma stans

Accents

Agaves sp.
 Aloe sp.
 Asclepias subulata
 Chamaerops humilis
 Dalea frutescens
 Dasyliirion sp.
 Echinocactus groson;;
 Ferocactus sp.
 Hesperaloe sp.
 Muhlenbergia capillaris
 Nolina microcarpa
 Opuntia santa-rita
 Pedilanthus macrocaropus
 Yucca sp.

Groundcovers

Acacia redolens
 Baileya muftiradiata
 Bulbine frutescens

Palo Verde
 Orange Tree
 Dalbergia “Sissoo”
 Texas Ebony
 Ash
 Honey Locust
 Jacaranda
 Crape Myrtle
 Swan Hill Olive
 Mesquite
 Live Oak
 Date Palm
 Chinese Pistache
 Chinese Evergreen Elm
 California Fan Palm

Bougainvillea
 Bird of Paradise
 Fairy Duster
 Natal Plum
 Cassia
 Damianita
 Brittlebush
 Eremophila “Valentine bush”
 Gopher Plant
 Mexican Honeysuckle
 Sage, assorted varieties (Thunder Cloud, Texas
 Ranger, Chihuahuan, Rio Bravo)
 Deer Grass
 Oleander
 Lavender Spice
 Ruellia, various species
 Chaparral Sage
 Autumn Sage
 Jojoba
 Gold Star Yellow Bells, All Hybrids

Agave varieties (Twin Flower, Octopus,
 Smoothleaf)
 Aloe
 Desert Milkweed
 Mediterranean Fan Palm
 Black Dalea
 Desert Spoon, Green Desert Spoon, Toothless
 Desert Spoon
 Golden Barrel
 Red Barrel
 Red Yucca, Giant Hesperaloe, Regal Mist
 Deer Grass
 Bear Grass
 Purple Prickly Pear
 Lady Slipper, Slipper Plant
 Yucca

Trailing Acacia
 Desert Marigold
 Shrubby Bulbine

Convolvulus cneorum
 Cynodon dactylon
 Dyssodia pentachaeta
 Lantana sp.
 Linope muscari
 Lonicera japonica 'halliana'
 Hymenoxys acaulis
 Salvia officinalis
 Rosmarinus officinalis
 Ruellia 'Katie'
 Verbena sp.
 Wedelia trilobata
 Oenothera berlandieri
 Annuals

Bush Morning Glory
 Hybrid Bermuda -Turf
 Sierra Gold' Dalea
 All Lantana Hybrids
 Monkey Grass
 Hall's Honeysuckle
 Angelina Daisy
 Sage
 Trailing Rosemary
 Katie Ruellia
 Verbena varies species
 Yellow Dot
 Mexican Evening Primrose
 Annuals

Vines

Bougainvillea sp.
 Plumbago auriculata
 Mascagnia macroptera
 Ficus pumilia
 Lonicera arizonica
 Tecoma capensis
 Macfadyeni unguis-cacti
 Mascagnia lilacina
 Maurandella antirrhiniflora
 Merrimia aurea
 Rosa banksiae
 Vitis californica

Bougainvillea
 Capa Plumbago
 Yellow Orchid Vine
 Creeping Fig
 Arizona Honeysuckle
 Cape Honeysuckle
 Cat's Claw Vine
 Purple Mascagne
 Snap Dragon Vine
 Yellow Morning Glory
 Lady Bank's Rose
 Roger's Red Grape Vine



AZT Palo Brea



AZT Seedless Mesquite



Date Palms



Desert Museum Palo Verde



Desert Willow



Evergreen Elm



Texas Ebony



Pistache

Decomposed Granite

For landscaped areas, decomposed granite (DG) will be placed at a 2" minimum depth and will cover all landscape areas that are not turf. DG must be naturally colored in a tone that blends with the natural desert pavement (e.g. Madison Gold, Express Brown, Express Gold, etc...). DG may include 1/4" or 1/2" minus, or 1/4" or 1/2" screened crushed granite materials.

Turf

The use of turf should be limited to any primary pedestrian focal area or pedestrian gathering or entry areas immediately adjacent to buildings.

Irrigation

As the entire property lies within the boundaries and is subject to, and benefits from, the Spectrum Irrigation Water Delivery District No. 48, the landscape irrigation within Val Vista Square is designed and will be built for service to be provided by the district. Delivery and metering of landscape irrigation for the approximately 45 acres of the property contained by Pecos / Val Vista and Market will be conducted by 2 separate loops that will encompass the property and be installed in phases as development occurs. The landscaped areas adjacent to, and along Pecos, Val Vista and Market streets, the arterial entry's and features, the internal drive lanes, and any other areas designated as "Association Maintained Improvements" by the CCR's of the Val Vista Square Property Owner's Association; will be irrigated by the Association supply line. All other landscape in Val Vista Square, including the landscape on the individual parcels, parking lots and building foundation plantings will be irrigated by the Parcel Development supply line.

Land Reserves

Areas held in reserve for future building improvements have been mass-graded and disturbed from their native condition. Individual parcel owners are responsible to maintain these areas in accordance with the Town of Gilbert's Municipal Code, the Land Development Code and Maricopa County Dust Control. Such temporary areas may include:

1. Landscape holding areas
2. Temporary parking areas for events
3. Temporary seeding with a drought resistant plant mixture to minimize weed growth and wind and water erosion
4. Temporary retention basins, but only as approved by Town engineering staff

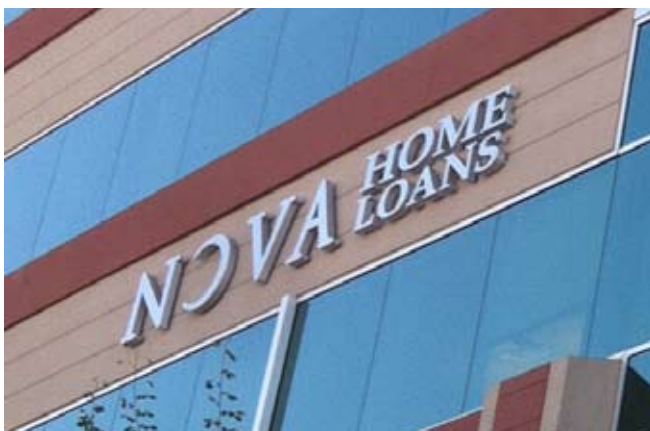
7. Signage

BUILDING SIGNAGE

Building Signage is an integral design component to the building architecture, building materials, landscaping, and overall site development.

Val Vista Square is entitled with the Master Sign Program, a comprehensive sign plan for the development, amended and approved as the Main Street Commons / Val Vista Square Master Sign Program (DR05-24, August 5, 2013), the “MSP”.

The MSP includes general requirements, general specifications and design requirements for building signage, including inline tenant signs and wall signs. The building signage allowed for Val Vista Square will be guided by, and adhere to the requirements and specifications as established in the MSP, and as amended in the future.



MASTER SIGNAGE PROGRAM

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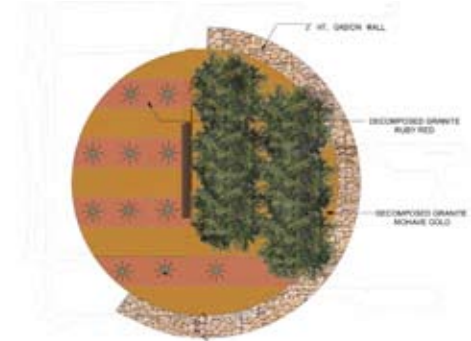
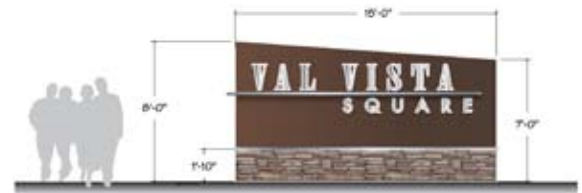
The signage design for Val Vista Square will be guided by and adhere to the style and character as established in the MSP, and as amended in the future. The MSP includes the following free standing sign types: freeway pylon signs, primary and secondary project identification, entry and business identification monuments, on-site vehicular direction sign (as required), tenant directory sign (if required).

Each of these sign types is clearly detailed in the MSP, including their quantity, locations, maximum height and signage area, illumination, as well as their design alternatives and materials.

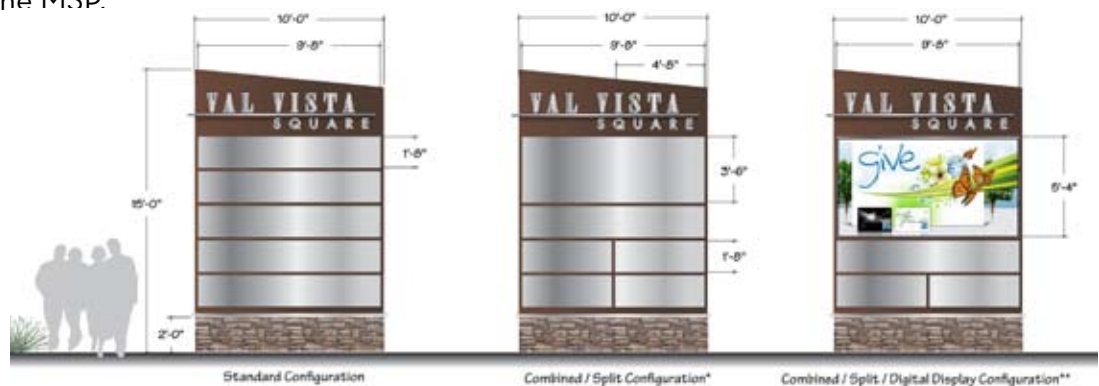
The various sign types have been organized, designed and approved as being a unique and comprehensive approach to communicate and maintain the continuity of quality and aesthetics of the overall project.

Detailed design requirements are enumerated for each freestanding sign type in the MSP. Additionally, the MSP includes general requirements, general specifications and design requirements for **building signage**, including inline tenant signs and wall signs.

As additional specific development progresses in the project, the MSP will be amended from time to time to include additional specific signage opportunities that were not previously contemplated, but that are in character with, and adhere to the design intent and guidelines established in the MSP.



Typical EX-C Landscape Feature



8. Lighting Concepts

Use of lighting is important to the character and use of the site. Lighting will be used to encourage activity after dark, providing a sense of security and safety, articulating project identification and entries, and creating overall visual interest and appeal.

Project gateway, entry monument, and business identification freestanding signage will be illuminated as prescribed in the MSP. Acceptable illumination techniques include, but are not limited to: internal, backlit “halo”, or ground illumination.

Pedestrian scale lighting including pedestrian lamps, bollards and etc... will be included in pedestrian oriented gathering areas and at building entrances to compliment the buildings and provide a safe nighttime environment.

Parking areas and drives will be lit for safety as well as ambiance. Consistent and complimentary lighting will be utilized for internal drive lanes and their adjacent pedestrian paths. Parking areas may utilize the single and twin-assembly “gullwing”-type area luminaires utilized in surrounding development, or another complimenting product of equivalent quality and design. Existing parking lot and pedestrian lighting utilized in Main Street Commons and Val Vista Square will serve to inform as a baseline for future lighting choices.

Lighting should be placed and shielded to limit glare and to limit the emission of light beyond the boundary of the property.

Parcel-specific standards for lighting will be determined at the time of individual site plan approval.



“Invest wisely in beauty,
it will serve you all the
days of your life.”

Frank Lloyd Wright

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